

COUNTY OF MANATEE, STATE OF FLORIDA

IN RE: Application for Development Approval of a
Development of Regional Impact by TARA, LTD.

DRI #11

RESOLUTION GRANTING A DEVELOPMENT ORDER

WHEREAS, TARA, LTD. hereinafter referred to as "TARA", in accordance with Section 380.06, Florida Statutes, has filed with Manatee County an Application for Development Approval (ADA) of a Development of Regional Impact (DRI #11)

WHEREAS, TARA proposes to develop a residential planned unit development (PUD) of 4040 dwelling units with associated recreational and commercial activities together with a commercial activity center upon real property located in Manatee County, Florida and owned by First National Bank & Trust Company of Riviera Beach, as trustee, as described in attached Exhibit A and made a part hereof; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction, pursuant to Sections 380.031 and 380.06, Florida Statutes, is authorized and empowered to consider Applications for Development Approval of Developments of Regional Impact; and

WHEREAS, pursuant to Section VIII, Paragraph A(1), Manatee County Zoning Ordinance and Section 380.06(7), Florida Statutes, a notice of public hearing of these proceedings was duly published; and

WHEREAS, upon publication and furnishing of due notice, a joint public hearing in these proceedings was held on August 27, 1980, September 12, 1980, September 16, 1980, and September 30, 1980 before the Board of County Commissioners

of Manatee County, Florida, and the Manatee County Planning Commission; and

WHEREAS, at the public hearing held on August 27, 1980, the City of Bradenton requested recognition as a party to the proceeding, which request, without objection, was granted; and

WHEREAS, all parties were afforded at the public hearing the opportunity to present evidence and argument on all issues, conduct cross-examination and submit rebuttal evidence and any member of the general public requesting to do so was given an opportunity to present written or oral communication; and

WHEREAS, pursuant to Section 380.06(8), Florida Statutes, Tampa Bay Regional Planning Council (TBRPC), the appropriate regional planning agency, prepared and submitted to Manatee County its report and recommendations on the regional impact of the development; and

WHEREAS, said Board of County Commissioners and said Planning Commission have considered the testimony, reports, and other documentary evidence submitted at said public hearing by TARA, the City of Bradenton, TBRPC, as well as Manatee County staff agencies and various persons in attendance at said public hearing; and

WHEREAS, said Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission; and

WHEREAS, said Board of County Commissioners, having considered all of the foregoing and being fully advised and informed in the premises;

NOW, THEREFORE, BE IT RESOLVED by the Board of County

Commissioners of Manatee County, Florida, that said Board makes the following findings of fact:

1. A Notice of Public Hearing in these proceedings was duly published in the Bradenton Herald, a newspaper of general circulation in Manatee County, Florida, pursuant to Section 380.06(10) Florida Statutes, and Section VIII Paragraph A(1), Manatee County Zoning Ordinance and proof of such publication has been duly filed in these proceedings.

2. The real property involved in this development and owned by First National Bank & Trust Company of Riviera Beach as trustee is located in Manatee County, Florida and is described on attached Exhibit A, and made a part hereof.

3. Upon consideration of all matters prescribed in Sections 380.06(12) and 380.06(13), Florida Statutes, and Section VI, Paragraph 14 of the Manatee County Zoning Ordinance, and other applicable provisions of local and state law, the Commission has determined that the TARA development described in the Application:

(a) is not located in an area of critical state concern, and

(b) does not interfere with the achievement of the objectives of any adopted state land development plan applicable to the area;

(c) is consistent with local land development regulations; and

(d) adequately addresses the concerns of regional impact stated in the report and recommendations of the Tampa Bay Regional Planning Council dated August 11, 1980 on file in these proceedings, and is consistent with that report.

BE IT FURTHER RESOLVED, by the Commission, as conclusions

of law, that the proceedings have been conducted pursuant to the provisions of the Manatee County Zoning Ordinance and Chapter 380, Florida Statutes, and that TARA has sustained and proved all the material allegations and assertions made in the Application and, subject to the conditions, restrictions, and limitations hereinafter set forth, TARA is entitled to the relief prayed and applied for in said Application and, therefore, the Commission hereby approves and grants TARA's Application for Development Approval for a Development of Regional Impact (DRI #11), subject to the following:

CONDITIONS AND LIMITATIONS
RESTRICTING DEVELOPMENT

I. WATER QUALITY AND QUANTITY

1. Water quality standards defined in Chapter 17-3 Florida Administrative Code, (F.A.C.) shall be applicable to the project. The Florida Department of Environmental Regulation (FDER) shall be the responsible agency for determining which water quality standards as defined in Chapter 17-3, F.A.C. and other applicable laws and regulations are applicable to the TARA site and the specific activities proposed to be carried out on the site by the applicant.

2. At such time as the County may adopt water quality standards under a local pollution control program, in accordance with Section 403.182, Florida Statutes, TARA shall be required to conform to such standards for all future permitting activities.

3. TARA shall establish a water quality monitoring program based upon FDER criteria to monitor pre-development surface water quality for a one (1) year period prior to construction on the TARA site. The purpose of this monitoring

program is to establish baseline data of the water quality on or passing through the TARA site during seasonal variations.

4. Monitoring station location, sampling frequency, and reporting schedules shall be determined by FDER and Manatee County provided that all required station locations are specific to the TARA site. All data resulting from these water quality sampling activities shall be provided to the Manatee County Pollution Control Department at the same time such data is provided to FDER. Any additional stations which may be required during the construction phases of the project shall be subject to FDER approval.

5. In the event that monitoring data affirmatively reflects that the prescribed water quality criteria have been exceeded by activity occurring on the TARA site, the appropriate regulatory authority shall issue a written Notice of Violation and Stop Work Order specifying the nature of the violation, and directing that such activity cease immediately. Such order shall remain in full force and effect for a maximum of 48 hours notwithstanding any appeal the developer may pursue. Work may resume if the Engineer of Record of TARA or the party responsible for the activity shall certify to the Manatee County Pollution Control Department that

steps have been taken to terminate the unacceptable discharge and correct the violation. Notwithstanding any other provision in this paragraph, if the Stop Work Order includes a finding that, in the opinion of the Manatee County Pollution Control Director, the violation constitutes a peril to life or property, the developer shall not be entitled to a stay during administrative or judicial review of the Stop Work Order.

6. The water quality monitoring program as established by FDER and described in paragraphs 3 and 4 shall be continued throughout the construction phases of the project and for five (5) years after the completion of Phase III by TARA or the party responsible for water quality control as hereinafter provided.

7. Prior to the construction of the retention lake system, a detailed Lake Systems Management Plan for TARA shall be developed in accordance with the guidelines set forth in the TBRPC's recommended Stormwater and Lake Systems Maintenance and Design Guidelines. February, 1978, Areawide Water Maintenance Plan, Appendix 11-A. Such plan shall be furnished to Manatee County for comments and approval prior to construction.

8. No destruction of wetlands (i.e. freshwater swamp and freshwater marsh) shall be allowed below the ten (10) foot contour line except that required for proposed access roads, bridges, culverts, drainage systems, utility lines, proposed bicycle and nature paths, and existing county roads provided that such utility easements are located within the rights of way of the existing or proposed access roads. In addition, TARA shall preserve by establishing lot boundaries, a portion of the land below the ten (10) foot contour and adjacent to the wetlands. The portion to be preserved shall be either the fifty (50) feet adjacent to the wetlands in question or to the extent of DER's jurisdiction, whichever is greater. There shall be no direct discharge of stormwater runoff below the ten (10) foot contour line to Ward Lake. Conventional swales which run parallel to Ward Lake shall be placed within the designated buffer zone for all lots which

are below the ten (10) foot contour line and between Braden River Road and Linger Lodge Road. Said swales shall convey the runoff from the lots to the wetlands system adjacent to Nonsense Creek. Sheet flow discharge shall be provided at the point of outfall into the wetland system. This requirement is subject to FDER approval. All habitable structures shall comply with applicable Federal Flood Zone requirements.

9. The water quality control system, as described in the ADA, shall require prior approval and permits from FDER as required by law and the rules of FDER. TARA shall install and maintain the water quality control system so as to comply with all conditions, limitations and restrictions imposed in applicable FDER permits.

10. Construction of the proposed drainage system shall be certified by the engineer(s) of record.

11. A maintenance and operation program for the drainage/retention system shall be provided by TARA to Manatee County prior to preliminary PUD plan approval. The drainage/retention system, which is to be constructed by TARA shall be maintained by a special taxing unit as authorized under Florida Statute, 125.01(1)(g) or other means as provided by TARA. The specific legal mechanism to insure adequate maintenance safeguards shall be submitted to the County for approval prior to or as part of the approval of the preliminary PUD site plan.

12. The County and the City of Bradenton shall have the right to participate in any proceedings involving permit applications with FDER. The County shall give the City of Bradenton notice of all pending FDER permit applications.

13. The TARA drainage system shall be designed to insure that the quantity of flow to Ward Lake from the TARA

site shall not be significantly altered and the water quality of Ward Lake shall not be significantly degraded as a result of the discharge of drainage water from TARA.

14. Erosion and sedimentation controls necessary to protect water quality during construction and site activity shall be required. TARA shall prepare and furnish to Manatee County for approval prior to construction plan approval of each phase a plan for control of such potential pollution.

15. An inspection program may be instituted by either FDER or the County to insure compliance with all applicable rules and regulations during and after construction.

16. TARA shall be required to retain a 10 year 24 hour storm in its lake system and shall attenuate a 25 year storm. This requirement shall be subject to FDER approval. Property and road drainage from the TARA development into the stormwater drainage system shall meet a 10 year design criteria.

17. Pre-development surface flows shall be monitored for one (1) year prior to construction on the TARA site. This information, together with all other available data, shall be used to determine baseline surface water flow conditions on the TARA site. Monitoring requirements including station locations, instrumentation, sampling frequency, and reporting schedules shall be determined by U.S. Geological Service, Soil Conservation Service, South West Florida Water Management District (SWFWMD) and Manatee County provided that all required station locations are specific to the TARA site. All data resulting from these monitoring activities shall be provided to all agencies listed above. The monitoring program shall be continued throughout the construction

phases of the project.

18. Pre-development surface flows shall be maintained throughout each phase of development. Where a deficit in surface flows is determined to be the result of activities conducted by TARA, TARA shall be required to offset such deficits by augmenting the surface stream system from wells which are cased through the surficial aquifer zone on the TARA property. Such augmentation program shall be subject to approval of SWFWMD. This requirement shall not be applicable during periods that water in excess of the City's needs is being-discharged over the Ward Lake dam. If TARA can substantiate with data acceptable to the agencies listed in paragraph 17 above that the development has caused an increase in groundwater flow to Ward Lake, such increase may be credited to any deficit which may occur in surface flow.

19. No construction permits shall be issued and no construction shall be started prior to completion of the one (1) year monitoring programs prescribed in paragraphs 3 and 17, and all such permits and construction shall thereafter be consistent and in conformity with the data obtained from said monitoring programs. For the purposes of this paragraph and paragraphs 3 and 17, the term "construction" shall not include site preparation work such as the necessary clearing required for surveying, soil sampling, core drilling, and engineering purposes. Any other activity shall be subject to prior approval of the FDER and Manatee County Pollution Control Department.

20. Construction, maintenance, and remedial improvements of the stormwater system shall be the responsibility of TARA until such time as the system or portions thereof have been turned over for maintenance to the County pursuant to the

special taxing unit provided for in paragraph 11. TARA shall provide security in the amount of \$100,000.00 to insure performance of the system in compliance with applicable water quality standards and the conditions of applicable FDER permits. Such security may be in the form of a corporate surety bond, cash or cash equivalent, or such other form and means as approved by Manatee County. Said security shall inure to the benefit of the County to fund any necessary measures to achieve and maintain the design performance of the system.

If this security or a portion thereof is used for the purposes set forth in this paragraph, TARA shall, within a reasonable time, restore the security so used so that the amount is maintained at \$100,000.00. The security shall be posted prior to the issuance of any building permits for the project and shall remain in force until completion of the project and shall be released by the County upon certification that the entire stormwater system is functioning to meet applicable water quality standards.

II. WATER SUPPLY AND WASTEWATER TREATMENT FACILITIES

1. TARA shall conduct a study with Manatee County Utility System (MCUS) to determine the possible need to upgrade the existing wastewater transmission system to the Southwest Regional Treatment Plan from TARA.

2. An agreement shall be negotiated between the TARA, Creekwood Development and Manatee County which allows the construction of an additional treatment plant to serve TARA during Phase I, if necessary, and Phases II and III of development. The plant will either be built by Creekwood Developers or TARA on a thirty (30) acre site north of the project or by TARA on an alternate County approved site.

The site shall be located outside the existing watershed of Ward Lake. The design and location of these facilities must be reviewed and approved by the County prior to plant construction.

3. In order to ensure adequate potable water supply, sufficient flows and pressure to the development during peak demand periods, an elevated water tank or other equivalent facilities shall be erected on the site. The applicant shall donate land and pay a pro rata share of construction cost for such facilities. The donation of land shall be finalized prior to preliminary PUD site plan approval and the pro rata share shall be finalized prior to issuance of building permits for Phase I. MCUS will construct the elevated tank when they deem it necessary.

4. MCUS must approve the design and construction of the development's sewage collection system and water distribution system. The sewer collection system shall be constructed by TARA and the County shall maintain the system in such a way and with such assurances that in the event widespread power outages occur, wastewater will be controlled from overflowing in accordance with the best available technology.

III. NOISE ABATEMENT

1. Regarding noise abatement along the corridor of I-75 and S. R. 70, the following conditions shall be required:

(a) No residential development shall be allowed within the L10 70db(A) noise level, as established in the Federally accepted environmental impact report for this section of I-75, unless such residences are protected by some performance equivalent measure to achieve the L10 70db(A) exterior noise level.

(b) All residences constructed between L10 60 db(A) to 70 db(A) noise contours shall be located and

designed in a manner which orients the living areas away from the noise source. Living areas shall include lanais and Florida rooms. Buildings shall be positioned to maximize the use of existing vegetation to reduce noise, and significant landscaped buffering should be provided residential units and the noise source. Preliminary landscape plans and data on said screening should be submitted with preliminary PUD site plans.

IV. SCHOOL SITE

1. A ten (10) acre site shall be held in reserve for a ten (10) year period for donation to the School Board of Manatee County, Florida for use as a school site.

2. Upon receipt of written notice to the applicant, or its successors, that said school board has determined to build a school on the site the property will be conveyed to said school board as a donation, free and clear of all liens and encumbrances except such restrictions and conditions as are common to the development. An additional twenty (20) acre site shall be held in reserve for the same period for purchase by said school board. Upon receipt of written notice from said school board that a school is to be built on the site, the 20 acre site shall be conveyed to said school board at it's acquisition cost plus the cost of any site improvements which have been made to or for the benefit of the property (e.g., utility services, clearing drainage, etc. serving the particular site).

3. If at the end of ten (10) years, said school board has not provided TARA with the written notice as provided above, the right to acquire said property shall terminate.

4. All property conveyed herein shall be restricted by deed for use as a school site. A violation of the deed restriction shall result in the property reverting to TARA. TARA will cooperate with the School Board in making surveys and locating acceptable sites within the project. The location of both sites and purchase price of the 20 acre parcel shall be agreed upon by the parties prior to preliminary PUD site plan approval.

V. ROADWAY IMPROVEMENTS

1. The following roadway improvements shall be constructed by TARA prior to the issuance of building permits for Phase I.

(a) Construction of main entrance road as a four-lane divided highway from SR 70 to the commercial areas.

(b) Construction of left turn lane for westbound traffic on SR 70 at the main entrance.

(c) Construction of a deceleration lane and right turn lane for eastbound traffic on SR 70 at the main entrance.

2. Building permits for Phase I shall not be issued by the County unless TARA has provided the County with a written commitment that the following roadway improvements shall be constructed by the completion of Phase I.

(a) Signalization of the intersection of SR 70 and main entrance to the TARA development subject to approval by the Department of Transportation.

(b) Construction of a left-turn lane on Braden River Road at SR 70.

(c) Construction of a left turn lane on SR 70 at Braden River Road.

3. Building permits for Phase II shall not be issued

by the County until the developer has provided the County with a written commitment that the following roadway improvements shall be constructed prior to completion of Phase II.

(a) Construction of an additional left-turn lane for westbound traffic on SR 70 at the main entrance.

(b) Upgrading of the main entrance road to a four-lane divided road from commercial areas to the third internal intersection.

4. Building permits for Phase III shall not be issued by the County until the developer has provided the County with a written commitment that the following roadway improvements shall be constructed prior to completion of Phase III.

(a) Construction of a free-flow right-turn lane on SR 70 at the Braden River Road entrance to the development.

(b) Upgrading main entrance road to a four-lane divided road from the third internal intersection to the sixth internal intersection.

(c) TARA shall make improvements to Braden River and Linger Lodge Road which will improve said roads to standards described in a letter dated August 19, 1980, to Civil Engineering Consultants from the Manatee County Highway Department. Any deviations from the conditions in said letter will be addressed at preliminary PUD site plan approval stage.

(d) TARA shall also be responsible for regrading Braden River Road and Linger Lodge Road to a 84 foot typical rural section where right of way can be dedicated by TARA.

5. Prior to issuance of building permits for Phase II and for Phase III, the developer shall evaluate, and update

as necessary, the ADT data provided on maps J-3 and J-4. A written description of and justification for any changes shall also be provided. Such changes shall be subject to approval by the Board of County Commissioners within sixty (60) days after submittal.

6. The TARA development shall be subject to any future fair share road improvement programs adopted by the County.

VI. GENERAL CONDITIONS

1. Every phase of the development shall be required to be self supporting with regard to roads, drainage, utilities, recreation, fire protection, and other services normally associated with a residential development.

2. TARA shall donate land and contribute a pro-rata share of the cost of constructing a public service building which will be used to house a fire station, emergency medical services, and sheriff's office. The location of the site and required financial contribution shall be finalized prior to preliminary PUD site plan approval.

3. The developer shall incorporate in the preliminary PUD site plan of the development a child-oriented recreational area of sufficient size to meet the needs of the TARA development. The location of the child-oriented recreational area shall be finalized prior to preliminary PUD site plan approval and building plans shall be finalized prior to issuance of final PUD site plan approval.

4. Written assurance shall be provided to Manatee County from the Florida Power and Light Company prior to the issuance of building permits for each phase that capacity is on line to serve that phase.

5. Construction shall be restricted to general building type, (e.g. multi-story, zero lot line, single family, etc.)

number of units, and square footage of proposed uses as set forth in the ADA provided that the developer shall be allowed to modify the phasing schedule in accordance with the procedure set forth in Section V, Planned Unit Development, Paragraph P, Manatee County zoning ordinance, to accommodate fluctuating market conditions provided such modifications do not cause increased off site impacts greater than those presented in the ADA.

6. In addition to any other financial assurances required by this Development Order, TARA may apply to the County for the creation of a municipal service taxing unit pursuant to Section 125.01 (1)(g), Florida Statutes. Said municipal service taxing unit shall include the geographic area of the TARA development and, through funds derived from service charges, special assessments, or taxes within such unit only, shall provide essential facilities and municipal services, including the continued maintenance of the drainage/retention system and water quality control system.

7. In accordance with Section 380.06(16), Florida Statutes, TARA shall submit an annual report on the development of regional impact to the Director of the Planning and Development Department of Manatee County, TBRPC, the Department of Community Affairs and all affected permitting agencies, including but not limited to SWFWMD and FDER. The annual report shall be submitted on the 13th day of November of each year and shall contain the following information:

(a) Identify any changes in the proposed plan of development, phasing or the presentation for development contained therein made since the last progress report.

(b) Description of development activities since the last annual report including a summary of development to date

for the following:

- (i) Residential units, (by type), (location).
 - (ii) Commercial square footage constructed.
- (c) A description of development activity proposed to be conducted in the year immediately following.
- (d) Submit the following information with reference to the Development Order:
- (i) A copy of the water quality and quantity monitoring program results since the last annual report.
 - (ii) A description, along with appropriate maps or charts, of the stormwater management system constructed since the last annual report.
 - (iii) Description of the roadway improvements as required under Section V of this Development Order since the last annual report.
- (e) Identify dates of agreements which have been reached since the last annual report on the following items. If none indicate same, if agreement has been reached, identify date of agreement:
- (i) Study to upgrade wastewater transmission to Southwest Regional Treatment Plant.
 - (ii) Agreement for construction siting and construction of adequate wastewater treatment facilities to serve TARA during Phase I, if necessary, and Phases II and III of the development.
 - (iii) Agreements for siting and determination to pro rata share of construction cost of auxiliary water pressurizing facilities.
 - (iv) Siting and purchasing arrangements for the ten (10) and twenty (20) acre school sites.
 - (v) Siting and determination of pro rata share of construction cost of the public service building.

(vi) Design and siting of the child oriented recreation site.

(f) A statement setting forth the names and addresses of any assignees or successors in interest to this development order.

(g) Current traffic count data (ADT) for the following locations:

- (i) East of the main entrance on S.R. 70
- (ii) Main entrance road near S.R. 70
- (iii) Between Braden River Road and the Braden River on S.R. 70
- (iv) East of U.S. 301 relocated on S.R. 70
- (v) West of U.S. 301 relocated on S.R. 70

BE IT FURTHER RESOLVED THAT:

1. This Resolution shall constitute a Development Order issued in accordance with Chapter 380, Florida Statutes.

2. Definitions and matters contained in Chapter 380, Florida Statutes, shall control the construction of any defined terms and matters appearing in the development order.

3. The following are hereby incorporated by reference and made a part of this Development Order:

- (a) The "Application for Development Approval" submitted by TARA, LTD.
- (b) The legal description of the property attached hereto as Exhibit A.
- (c) The resolution granting a Special Exception (SE-80-23) adopted November 6, 1980.
- (d) The resolution granting Rezoning to Planned Unit Development (R-80-21) adopted November 6, 1980.

4. This Development Order shall be effective for a

period of twenty (20) years from the date of this Resolution provided that the effective period may be extended by the Board upon a showing of good cause. This approval shall not be construed as a waiver of any Manatee County requirements for other necessary permit procedures, plat approvals, building permits, certificates of occupancy, or similar matters provided by Florida Statutes or ordinances of Manatee County unless said requirements are specifically waived in the Resolutions granting SE-80-23 and R-80-21. The time above provided shall be tolled during any period of time during which there is any building permit moratorium imposed by the County or other governmental agency having authority to do so.

5. This Development Order shall be binding upon and inure to the benefit of the applicant and its assignees, or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor-in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order.

6. A certified true copy of this resolution shall be filed and recorded in the Public Records of Manatee County, Florida, and the Development Order contained herein shall govern the development of TARA.

7. A finding by the Board of County Commissioners of Manatee County, Florida, in accordance with Section 380.06(7), Florida Statutes, after notice and public hearing, that TARA has substantially deviated from the conditions, restrictions

and limitations of this Development Order shall result in termination of all development activity under this Development Order and additional regional review pursuant to Section 380.06, Florida Statutes, and other applicable laws of the State of Florida.

8. This Development Order shall become effective upon adoption by the Board of County Commissioners of Manatee County and transmittal to the TBRPC and the Florida Division of Community Affairs provided, however, that the filing of a notice of appeal pursuant to Chapter 380.07, Florida Statutes, stays the effectiveness of this Development Order.

9. The County Attorney is hereby authorized and directed to cause a certified copy hereof to be served upon the Florida Division of Community Affairs, the Tampa Bay Regional Planning Council and upon the attorneys of record in these proceedings for TARA, LTD and the City of Bradenton.

ADOPTED with a quorum present and voting, this 13th day of November, 1980.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By Patricia M. Glass
Chairman

ATTEST: R. B. Shore
Clerk of the Circuit Court

LEGAL DESCRIPTION
OF
TARA - DRI

COMMENCE AT THE N.W. CORNER OF SEC. 14, TWP. 35 S., RGE. 18 E.;
THENCE S 00°09'22" W, ALONG THE WEST LINE OF SAID SECTION 14, 502.36 FT.
TO THE INTERSECTION WITH THE SOUTHERLY R/W OF STATE ROAD NO. 70, FOR A
P.O.B.; THENCE CONTINUE S 00°09'22" W, ALONG SAID WEST SECTION LINE,
4805.11 FT. TO THE S.W. CORNER OF SAID SECTION 14, ALSO BEING THE N.W.
CORNER OF SEC. 23, TWP. 35 S., RGE. 18 E.; THENCE S 00°03'05" E, ALONG
THE WEST LINE OF SAID SECTION 23, 1322.53 FT. TO THE S.W. CORNER OF THE
NORTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 23; THENCE S 89°28'30" E,
ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE N.W. 1/4, 3142.71 FT. TO
THE S.E. CORNER THEREOF; THENCE S 00°21'47" W, ALONG THE WEST LINE OF
THE EAST 1/2 OF SAID SECTION 23, 2647.40 FT. TO THE S.W. CORNER OF THE
NORTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 23; THENCE S 89°25'46" E,
ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE S.E. 1/4 2654.49 FT. TO
THE S.E. CORNER THEREOF; THENCE S 00°42'53" W, ALONG THE EAST LINE OF
SAID SECTION 23, ALSO BEING THE WEST LINE OF SEC. 24, TWP. 35 S.,
RGE. 18 E., 1324.75 FT. TO THE S.E. CORNER OF SAID SECTION 23, ALSO BEING
THE S.W. CORNER OF SAID SECTION 24; THENCE S 89°29'57" E, ALONG THE
SOUTH LINE OF SAID SECTION 24, 934.75 FT. TO THE WESTERLY D.O.T. R/W
OF BRADEN RIVER ROAD, A.K.A. (LINGER LODGE ROAD); THENCE N 00°27'05" E,
ALONG SAID WESTERLY D.O.T. R/W, 79.05 FT; THENCE N 83°26'06" E, ALONG
THE NORTHERLY D.O.T. R/W OF SAID BRADEN RIVER ROAD, 654.90 FT.; THENCE
S 89°32'55" E, ALONG SAID NORTHERLY D.O.T. R/W, 30.24 FT. TO THE BEGINNING
OF D.O.T. LIMITED ACCESS R/W (160 FT. LEFT OF CENTERLINE CONSTRUCTION,
BRADEN RIVER ROAD, D.O.T. STA. 25 + 80.24); THENCE CONTINUE S 89°32'55" E,
ALONG SAID D.O.T. LIMITED ACCESS R/W, 200.00 FT. TO THE INTERSECTION WITH
THE WESTERLY D.O.T. LIMITED ACCESS R/W OF STATE ROAD NO. 93 (I-75); THENCE
N 13°41'35" W, ALONG SAID LIMITED ACCESS R/W, 2701.71 FT. TO THE P.C.
OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5857.62 FT.;
THENCE NORTHERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID

"Exhibit A"

CURVE, THROUGH A CENTRAL ANGLE OF $14^{\circ}36'40''$, 1493.76 FT. TO THE P.T. OF SAID CURVE; THENCE N $00^{\circ}55'05''$ E, ALONG SAID LIMITED ACCESS R/W, 1415.11 FT.; THENCE N $00^{\circ}13'40''$ W, ALONG SAID LIMITED ACCESS R/W, 899.24 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5635.58 FT.; THENCE NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $06^{\circ}28'53''$, 637.51 FT. TO THE P.C.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2770.79 FT.; THENCE NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $17^{\circ}32'01''$, 847.92 FT. TO THE P.C.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1339.56 FT.; THENCE NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $42^{\circ}16'38''$, 988.43 FT. TO THE P.T. OF SAID CURVE, SAID POINT ALSO BEING ON THE SOUTHERLY D.O.T. LIMITED ACCESS R/W OF STATE ROAD NO. 70; THENCE N $66^{\circ}31'12''$ W, ALONG SAID LIMITED ACCESS R/W, 462.42 FT.; THENCE N $70^{\circ}20'03''$ W, ALONG SAID LIMITED ACCESS R/W, 750.13 FT., TO THE END OF D.O.T. LIMITED ACCESS R/W (150 FT. RIGHT OF CENTERLINE CONSTRUCTION, STATE ROAD NO 70, D.O.T. STA. 16 + 34.75); THENCE N $57^{\circ}46'58''$ W, ALONG THE SOUTHERLY D.O.T. R/W OF SAID STATE ROAD NO. 70, 138.05 FT.; THENCE N $70^{\circ}20'03''$ W, ALONG SAID D.O.T. R/W, 719.00 FT.; THENCE N $48^{\circ}46'37''$ W, ALONG SAID D.O.T. R/W, 87.09 FT.; THENCE N $70^{\circ}20'03''$ W, ALONG SAID R/W, 76.82 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17056.74 FT.; THENCE NORTHWESTERLY, ALONG SAID R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}04'14''$, 318.70 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 17320.74 FT.; THENCE NORTHWESTERLY, ALONG SAID R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}04'14''$, 323.63 FT. TO THE P.T. OF SAID CURVE; THENCE N $70^{\circ}20'03''$ W, ALONG SAID R/W, 739.91 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2732.79 FT.; THENCE WESTERLY, ALONG SAID R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $19^{\circ}21'30''$, 923.32 FT. TO THE P.T. OF SAID CURVE; THENCE N $89^{\circ}41'33''$ W, ALONG SAID R/W, 1559.31 FT. TO THE P.O.B., BEING AND LYING IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 1136.95 ACRES.

SUBJECT TO COUNTY MAINTAINED R/W FOR BRADEN RIVER ROAD, A.K.A. (LINGER LODGE ROAD).