

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF
A PARCEL OF LAND
LYING IN
SECTIONS 23, 25, 26, 35 & 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA
(HERITAGE HARBOUR MARKETPLACE CDD)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTIONS 23, 25, 26, 35 & 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S.00°50'11"W. ALONG THE EAST LINE OF SAID SECTION 36 FOR 1733.81 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF STATE ROAD 64; THENCE N.87°48'44"W. ALONG SAID NORTH RIGHT OF WAY LINE FOR 1925.15 FEET; THENCE N.00°23'05"E. FOR 62.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N.87°48'44"W. FOR 565.09 FEET; THENCE S.86°28'38"W. FOR 120.80 FEET; THENCE N.87°48'44"W. FOR 239.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2777.02 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°46'57.1" FOR 474.14 FEET; THENCE N.64°01'13"W. FOR 51.43 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2765.02 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.13°00'16"W.; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°33'45.6" FOR 413.22 FEET; THENCE N.71°56'51"W. FOR 143.12 FEET; THENCE N.64°27'00"W. FOR 50.00 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2777.02 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.25°32'48"W.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°30'25.6" FOR 363.86 FEET; THENCE N.56°55'35"W. FOR 494.64 FEET; THENCE N.43°25'50"W. FOR 51.42 FEET; THENCE N.56°55'35"W. FOR 394.60 FEET; THENCE N.60°37'51"W. FOR 170.42 FEET; THENCE N.58°03'40"W. FOR 49.94 FEET; THENCE N.56°55'35"W. FOR 245.90 FEET TO THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 93 (INTERSTATE I-75) AS SHOWN IN OFFICIAL RECORDS BOOK 843, PAGE 452, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING SEVENTEEN (17) DESCRIBED COURSES; 1) N.52°16'41"W. FOR 293.00 FEET; 2) N.60°49'42"W. FOR 409.57 FEET; 3) N.61°10'48"W. FOR 407.58 FEET; 4) N.68°46'35"W. FOR 257.64 FEET 5) TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.21°16'03"W.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°38'11" FOR 194.66 FEET; 6) N.17°11'10"W. FOR 278.59 FEET 7) TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 457.78 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.72°50'21"E.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°44'50" FOR 373.50 FEET; 8) N.63°54'22"W.

FOR 501.58 FEET 9) TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 860.93 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.26°04'38"W.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°03'32" FOR 601.93 FEET; 10) N.23°52'09"W. FOR 999.15 FEET; 11) N.22°43'23"W. FOR 98.04 FEET 12) TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3404.05 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.67°16'46"E.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°02'18.8" FOR 2557.00 FEET; 13) N.65°44'45"W. FOR 326.32 FEET; 14) N.00°05'36"E. FOR 309.05 FEET; 15) N.05°58'08"W. FOR 603.21 FEET; 16) N.89°51'22"W. FOR 7.76 FEET; 17) N.00°08'21"E. FOR 129.01 FEET; THENCE S.55°11'25"E. LEAVING SAID LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 93 (INTERSTATE I-75) FOR 114.38 FEET; THENCE S.35°55'38"E. FOR 73.40 FEET; THENCE S.15°57'18"E. FOR 164.13 FEET; THENCE S.83°59'41"E. FOR 84.42 FEET; THENCE S.29°30'15"E. FOR 529.85 FEET; THENCE N.51°45'26"E. FOR 71.42 FEET; THENCE S.60°57'25"E. FOR 1093.27 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 502.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.77°42'10"W.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°26'33" FOR 293.01 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'46" FOR 138.30 FEET; THENCE S.47°33'29"E. FOR 93.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°22'38" FOR 196.80 FEET; THENCE S.81°56'07"E. FOR 92.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 162.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°20'27" FOR 133.85 FEET; THENCE N.50°43'26"E. FOR 96.86 FEET; THENCE S.80°49'49"E. FOR 75.82 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 543.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.78°33'01"W.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°28'59" FOR 630.07 FEET; THENCE S.55°02'00"E. FOR 203.59 FEET; THENCE S.01°14'02"W. FOR 372.92 FEET; THENCE S.88°45'58"E. FOR 126.80 FEET; THENCE S.44°34'52"E. FOR 1233.70 FEET; THENCE S.55°21'38"E. FOR 510.74 FEET; THENCE S.49°13'14"E. FOR 1176.31 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.38°00'05"W.; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°35'54" FOR 116.06 FEET; THENCE N.00°17'50"E. FOR 536.54 FEET; THENCE S.66°52'39"E. FOR 679.67 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1162.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.40°34'16"W.; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°49'03" FOR 544.11 FEET; THENCE N.76°14'47"E. FOR 248.87 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1260.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.73°24'11"E.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'36" FOR 62.53 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 2940.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'57.0" FOR 667.88 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 3060.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°53'27.6" FOR 1169.13 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°12'00" FOR 51.43 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 1710.00

FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°11'23" FOR 721.94 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 545.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°20'22" FOR 298.10 FEET; THENCE N.59°28'05"E. FOR 206.36 FEET; THENCE N.78°20'59"E. FOR 323.41 FEET; THENCE S.89°36'55"E. FOR 161.25 FEET; THENCE S.00°23'05"W. FOR 1102.62 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 11,256,176.1230 SQUARE FEET OR 258.42 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY.

BEARINGS ARE ASSUMED AND BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS BEARING S.00°50'11"W.

PREPARED AUGUST 30, 2001.

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SKETCH OF DESCRIPTION

OF

A PARCEL OF LAND LYING IN
SECTIONS 23, 25, 26, 35 & 36 TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

(HERITAGE HARBOUR MARKETPLACE CDD)

HERITAGE
HARBOUR
MARKETPLACE
CDD

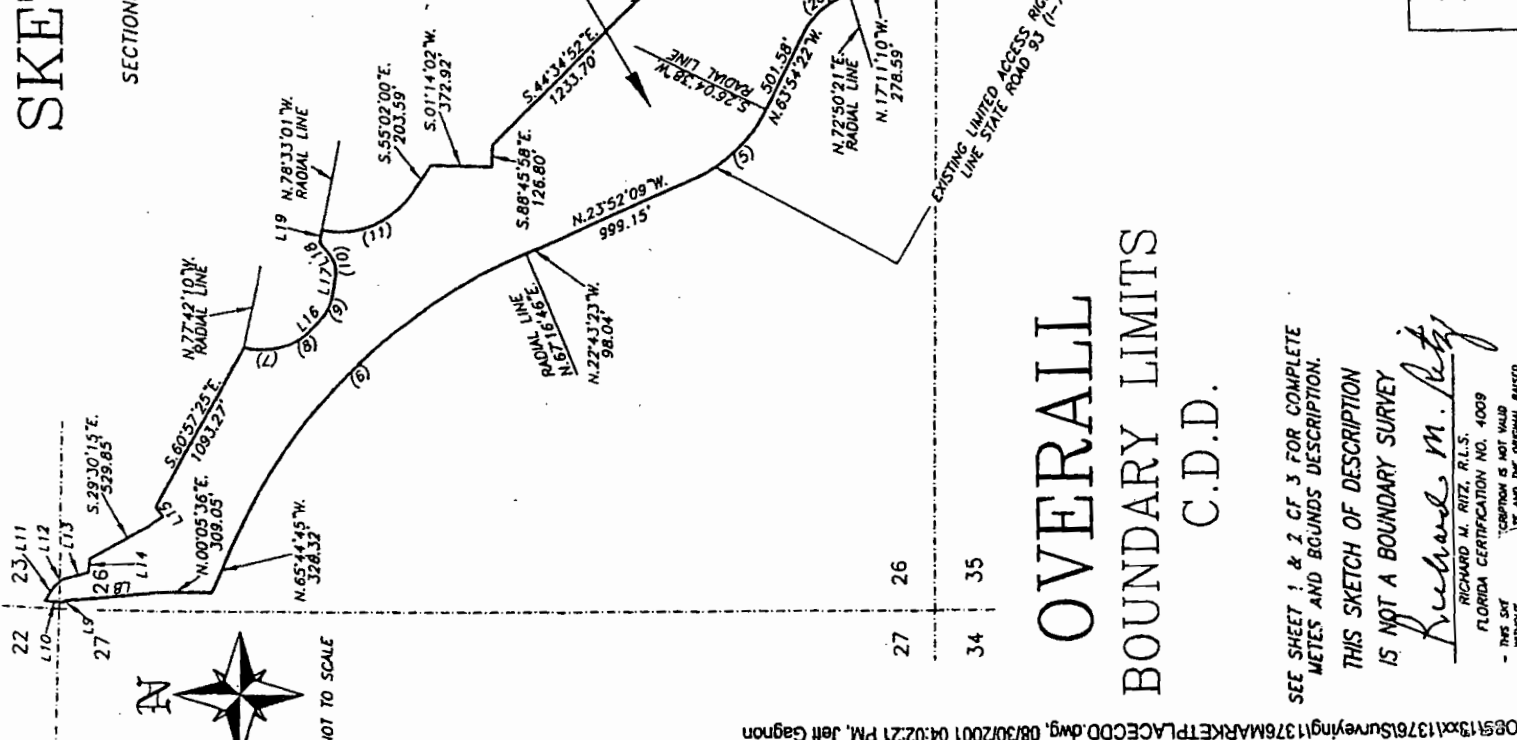
(11,256,176.1230
Sq. Ft. 258.42
Acres, more or
less)

LINE TABLE

NO.	BEARING	DISTANCE
L1	S.86°28'38"W	120.60'
L2	N.64°01'13"W	51.43'
L3	N.64°27'00"W	50.00'
L4	N.43°25'50"W	51.47'
L5	N.58°03'40"W	49.94'
L6	N.05°58'08"W	60.321'
L7	N.89°51'22"W	7.76'
L8	N.00°08'21"E	129.01'
L9	S.55°11'25"E	114.38'
L10	S.35°55'38"E	73.40'
L11	S.15°57'18"E	164.13'
L12	S.83°59'41"E	84.42'
L13	N.51°45'28"E	71.42'
L14	S.47°33'29"E	93.75'
L15	S.81°56'07"E	92.92'
L16	N.50°43'26"E	96.86'
L17	S.80°49'49"E	75.82'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	2777.02'	09°46'57"	474.14'	82°55'15"W	N.82°55'15"W
2	2765.02'	08°33'46"	412.84'	72°42'51"W	N.72°42'51"W
3	2777.02'	07°30'26"	363.86'	60°41'58"W	N.60°41'58"W
4	216.00'	51°38'11"	194.86'	42°34'51"W	N.42°34'51"W
5	360.93'	40°03'32"	261.93'	33°53'36"W	N.33°53'36"W
6	302.00'	33°02'13"	230.10'	24°15'23"E	S.24°15'23"E
7	300.00'	24°22'36"	198.80'	13°30'00"W	N.13°30'00"W
8	328.00'	17°20'22"	133.85'	03°00'00"W	N.03°00'00"W
9	543.00'	66°28'59"	630.07'	21°47'33"W	N.21°47'33"W
10	250.00'	26°35'54"	118.06'	11°06'00"W	N.11°06'00"W
11	162.50'	26°49'03"	544.11'	53°19'16"E	S.53°19'16"E
12	1260.00'	02°50'36"	62.53'	66°44'00"E	S.66°44'00"E
13	2940.00'	1°00'57"	306.00'	21°53'28"	N.21°53'28"
14	35.00'	84°12'00"	51.43'	46°53'00"E	S.46°53'00"E
15	1710.00'	24°11'23"	721.94'	31°20'22"	N.31°20'22"
16	457.78'	46°44'50"	373.50'	46°44'50"	S.46°44'50"



OVERALL
BOUNDARY LIMITS
C.D.D.

SEE SHEET 1 & 2 OF 3 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Richard M. Ritz
RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
THIS SKETCH IS NOT VALID
UNLESS SIGNED AND SEALED BY
THE LICENSED SURVEYOR AND MAPPER.

Banks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
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PORT MYERS, FLORIDA 33907
(813) 958-5

SKETCH OF DESCRIPTION
HARBORVEST, LLC
MANATEE, FLORIDA

DATE	PROJECT NO.	DESIGNED	DRAWN	CHECKED	SCALE
08-30-01	13761/1376				

SHEET 4 OF 4