

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



AGENDA

FEBRUARY 2, 2023

PREPARED BY:

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HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

January 26, 2023

Board of Supervisors

Heritage Harbour North Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Heritage Harbour North Community Development District will be held on **Thursday, February 2, 2023, at 1:30 P.M.** at the **River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=m70ef0ef150d2152d1c69c91c9c183059> Access

Code: **2345 770 2145**, Event password: **Jpward**

Or phone: **408-418-9388** and enter the access code **2345 770 2145** to join the meeting.

Agenda

1. Call to order & roll call.
2. Consideration of Minutes:
 - I. December 1, 2022 – Regular Meeting Minutes.
3. Consideration and acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022.
4. Consideration of **Resolution 2023-2**, Approving the Proposed Fiscal Year 2024 Budget and setting the Public Hearing on **Thursday, May 4, 2023, at 1:30 P.M. at the River Strand Golf & Country Club (Club House), 7155 Grand Estuary Trail, Bradenton, Florida 34212.**
5. Consideration of **Resolution 2023-3**, a resolution of the Board of Supervisors of the Heritage Harbour North Community Development District accepting certain conveyances from the Developer, Lennar Homes, LLC, relating to the clean-up of property ownership within the District; authorizing the Chairman or the Vice Chairman (in the Chairman's Absence) to execute such Conveyance Documents to the extent necessary to evidence the District's acceptance; providing for severability, providing for conflicts; and providing for an effective date.

6. Staff Reports.

- I. District Attorney.
- II. District Engineer.
- III. District Manager.

a) ***Important Board Meeting Dates for Balance of Fiscal Year 2023.***

- i. Public Hearing: Fiscal Year 2024 Budget Adoption – **May 4, 2023, 1:30 P.M.**
- b) Financial Statement for period ending November 30, 2022 (unaudited).
- c) Financial Statement for period ending December 31, 2022 (unaudited).

7. Supervisor’s Requests and Audience Comments.

8. Adjournment.

The first order of business is the call to order and roll call.

The second order of business is consideration of the Minutes from the Heritage Harbour North Community Development District Board of Supervisors Regular Meeting, held on December 1, 2022.

The third order of business is the acceptance of the Audited Financial Statements for Fiscal Year 2019, covering the period October 1, 2021, through September 30, 2022. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

The fourth order of business is the consideration of **Resolution 2023-2**, a resolution of the Board which approves the Proposed Budget for Fiscal Year 2024 and sets the public hearing date, time, and location.

The District’s enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for the Board’s review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for Thursday, May 4, 2023, at the River Strand Golf & Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Furthermore, the approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget, and most importantly it does not bind the Board to the assessment rates for the general fund contemplated because of the preparation of the Proposed Budget.

The Public Hearing is scheduled for Thursday, May 4, 2023, 1:30 P.M. at the River Strand Golf & Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

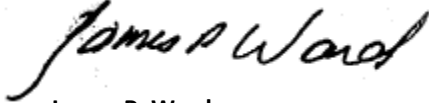
The fifth order of business is consideration of **Resolution 2023-3**, a resolution of the Board of Supervisors of the Heritage Harbour North Community Development District accepting certain conveyances from the Developer, Lennar Homes, LLC, relating to the clean-up of property ownership within the District; authorizing the Chairman or the Vice Chairman (in the Chairman's Absence) to execute such Conveyance Documents to the extent necessary to evidence the District's acceptance; providing for severability, providing for conflicts; and providing for an effective date.

The sixth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on (i) the remainder of the Fiscal Year 2023 meeting schedule; and (ii) Financial Statements (unaudited) for the periods ending November 30, 2022, and December 31, 2022.

The remainder of the agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Heritage Harbour North Community Development District



James P. Ward
District Manager

The Fiscal Year 2023 schedule is as follows:

February 2, 2023	March 2, 2023
April 6, 2023	May 4, 2023 – Public Hearing
June 1, 2023	July 6, 2023
August 3, 2023	September 7, 2023

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**MINUTES OF MEETING
HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community
11 Development District was held on Thursday, December 1, 2022, at 1:30 p.m., at the River Strand Golf
12 and Country Club, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

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16

Present and constituting a quorum:

17 Nancy Lyons	Chairperson
18 John Wisz	Vice Chairperson
19 Pauline Tasler	Assistant Secretary (present by phone)
20 Michael Fisher	Assistant Secretary
21 Louise Buckley	Assistant Secretary

22
23
24
25

Also present were:

26 James P. Ward	District Manager
27 Greg Urbancic	District Counsel

28
29
30
31

Audience:

32 All resident's names were not included with the minutes. If a resident did not identify
33 themselves or the audio file did not pick up the name, the name was not recorded in these
34 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

40
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43

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

44 Mr. James P. Ward called the meeting to order at approximately 1:30 p.m. He called roll and all
45 Members of the Board were present constituting a quorum.

46
47

SECOND ORDER OF BUSINESS

Administration of Oath

**Administration of Oath of Office for Ms. Nancy Lyons, Mr. John Wisz and Ms. Louise Buckley who
were elected at the November 8, 2022 General Election.**

Mr. Ward provided copies of the Oath to Nancy Lyons, John Wisz, and Louise Buckley and, as a
registered notary public, administered the Oath of Office to each. He asked Ms. Lyons, Mr. Wisz, and
Ms. Buckley to sign and return the Oath for purposes of inclusion in the record; they complied.

THIRD ORDER OF BUSINESS

Consideration of Minutes

April 7, 2022, Regular Meeting Minutes

48 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he
49 called for a motion.

50
51 **On MOTION made by Ms. Louise Buckley, seconded by Ms. Nancy**
52 **Lyons, and with all in favor, the April 7, 2022, Regular Meeting**
53 **Minutes were approved.**

54
55 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2023-1

56
57 **Consideration of Resolution 2023-1, a resolution of the Heritage Harbour North Community**
58 **Development District designating the Registered Agent; designating the Registered Office; providing**
59 **for conflicts and invalid provisions; and providing for an effective date**

60
61 *Mr. Ward: The State amended the Statute a number of years ago with respect to the Registered Agent*
62 *and Registered Office. There used to be a provision in the Statute of what they called the Office of*
63 *Location. In the olden days, before computerized records keeping, you had to have an office in the*
64 *county where the District was located to keep the public records. With the advent of computerized*
65 *technologies, that is not necessary. All of our records are scanned into a system and kept electronically,*
66 *so we do get public records law requests periodically and when we do, we can send them electronically.*
67 *What this Resolution does is changes the provisions of the old Resolution from years ago and keeps the*
68 *Registered Agent and Registered Office as me and my firm's office and removes the provision for the*
69 *office of location.*

70
71 **On MOTION made by Mr. Michael Fisher, seconded by Mr. John Wisz,**
72 **and with all in favor, Resolution 2023-1 was adopted, and the Chair**
73 **was authorized to sign.**

74
75 **FOURTH ORDER OF BUSINESS**

Staff Reports

76
77 **I. District Attorney**

78
79 *Mr. Greg Urbancic: Congratulations to the Supervisors who were reelected. I think you are all aware*
80 *of Sunshine Law and Public Records and your ethical responsibilities, but to the extent anyone has*
81 *any questions, I'm happy to go over that if you need a refresher or have a question at any time,*
82 *please feel free to reach out to me and we can address it. It's always better to do that in advance.*

83
84 **II. District Engineer**

85 No report.

86
87 **III. District Manager**

88
89 **a) Important Board Meeting Dates for Balance of Fiscal Year 2023**

90 **i. Presentation of Proposed Budget, and Setting of the Budget Adoption Public Hearing – February**
91 **2, 2023, 1:30 P.M.**

92 **ii. Public Hearings: FY2024 Budget Adoption – May 4, 2023, 1:30 P.M.**

93 **b) Financial Statement for period ending September 30, 2022 (unaudited)**

94 **c) Financial Statement for period ending October 31, 2022 (unaudited)**

95
96 *Mr. Ward: I did put on my report when we expect to do the proposed budget and the budget*
97 *adoption dates for you for next year. Those may change, but those are my anticipated dates for*
98 *right now.*
99

FIFTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

100
101
102 Mr. Ward asked if there were any audience members present in person, on audio or video, with
103 questions or comments; there were none. He asked if there were any Supervisor's requests.

104
105 Ms. Lyons asked about the disposition of the transfers of property from Lennar.

106
107 Mr. Ward stated this was still an open item. *I talked to Lennar's attorney about two weeks ago and*
108 *asked for an update. They said they would put a map together for me of the land that's in Heritage*
109 *Harbour North and that's supposed to go to Heritage Harbour North. Once I receive that, I will take a*
110 *look at it and schedule it for consideration by the Board. And I don't know what's happening with*
111 *Heritage Harbour South. The Market Place CDD –*

112
113 *Mr. Wisz: (Indecipherable).*

114
115 *Mr. Ward: That is in the North CDD and is one of the parcels that they want us to take.*

116
117 *Mr. Wisz: We have the Sherriff in there all the time removing people, and if we take it, we've got to stay*
118 *on top of it to make sure they are not –*

119
120 Discussion ensued regarding the various parcels potentially being given to the HHN CDD; the HHN CDD
121 having to take responsibility for said parcels upon receipt; the difficulty with trespassers on vacant lots;
122 parcels which might go to Heritage Harbour Market Place or other entities; sorting out the various
123 parcels and determining who should take the parcels; and who maintained the various lakes.

SIXTH ORDER OF BUSINESS**Adjournment**

124
125
126
127 Mr. Ward adjourned the meeting at approximately 1:45 p.m.

128
129 **On MOTION made by Ms. Nancy Lyons, seconded by Mr. Michael**
130 **Fisher, and with all in favor, the Meeting was adjourned.**

131
132 Heritage Harbour North
133 Community Development District

134
135
136 _____
137 James P. Ward, Secretary

134
135
136 _____
137 Nancy Lyons, Chairperson

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 16, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



January 16, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Heritage Harbour North Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$13,609,225). When the District was formed, assets exceeded liabilities and subsequently infrastructure was deeded to Manatee County creating the negative net position. The reason for the transfer of infrastructure was that the County is better able to maintain the infrastructure than the District. Further, financial condition assessment procedures have been applied and no deteriorating financial conditions were noted.
- The change in the District's total net position in comparison with the prior fiscal year was \$120,477, an increase. The majority of the increase represents the extent to which ongoing program revenues exceed the cost of operations and depreciation expense. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,088,975, an increase of \$36,581 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion. The majority of the increase represents the extent to which ongoing program revenues exceed the cost of operations.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 1,091,074	\$ 1,052,594
Capital assets, net of depreciation	8,973,268	9,750,126
Total assets	10,064,342	10,802,720
Deferred amount on refunding	41,794	44,406
Current liabilities	418,938	434,450
Long-term liabilities	23,296,423	24,142,378
Total liabilities	23,715,361	24,576,828
Net Position		
Net investment in capital assets	(14,281,361)	(14,347,846)
Restricted	540,113	506,963
Unrestricted	132,023	111,181
Total net position	\$ (13,609,225)	\$ (13,729,702)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 2,010,494	\$ 2,017,831
Operating grants and contributions	59	60
General revenues	30	22
Total revenues	<u>2,010,583</u>	<u>2,017,913</u>
Expenses:		
General government	96,802	90,909
Maintenance and operations*	776,858	776,858
Interest	1,016,446	1,057,672
Total expenses	<u>1,890,106</u>	<u>1,925,439</u>
Change in net position	<u>120,477</u>	<u>92,474</u>
Net position - beginning	<u>(13,729,702)</u>	<u>(13,822,176)</u>
Net position - ending	<u>\$ (13,609,225)</u>	<u>\$ (13,729,702)</u>

* Comprised solely of the depreciation expense for current and prior fiscal years

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,890,106. The costs of the District's activities were primarily funded by program revenues. In total, expenses, decreased from the prior fiscal year, the majority of the decrease is due to less interest expense incurred in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$18,934,430 invested in capital assets for its governmental activities. The government-wide financial statements includes depreciation of \$9,961,162, which resulted in a net book value of \$8,973,268. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2022, the District had \$23,075,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Heritage Harbour North Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, (954) 658-4900.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 253,988
Assessments receivable	741
Restricted assets:	
Investments	836,345
Capital assets:	
Depreciable, net	8,973,268
Total assets	10,064,342
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	41,794
Total deferred outflows of resources	41,794
 LIABILITIES	
Accounts payable	2,099
Accrued interest payable	416,839
Non-current liabilities:	
Due within one year	880,000
Due in more than one year	22,416,423
Total liabilities	23,715,361
 NET POSITION	
Net investment in capital assets	(14,281,361)
Restricted for debt service	540,113
Unrestricted	132,023
Total net position	\$ (13,609,225)

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 96,802	\$ 117,614	\$ -	\$ 20,812
Maintenance and operations	776,858	-	-	(776,858)
Interest on long-term debt	1,016,446	1,892,880	59	876,493
Total governmental activities	<u>1,890,106</u>	<u>2,010,494</u>	<u>59</u>	<u>120,447</u>
			General revenues:	
			Investment earnings	30
			Total general revenues	<u>30</u>
			Change in net position	<u>120,477</u>
			Net position - beginning	<u>(13,729,702)</u>
			Net position - ending	<u><u>\$ (13,609,225)</u></u>

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash and cash equivalents	\$ 253,988	\$ -	\$ 253,988
Investments	-	836,345	836,345
Assessments receivable	741	-	741
Due from other funds	-	120,607	120,607
Total assets	\$ 254,729	\$ 956,952	\$ 1,211,681
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 2,099	\$ -	\$ 2,099
Due to other funds	120,607	-	120,607
Total liabilities	122,706	-	122,706
Fund balances:			
Restricted for:			
Debt service	-	956,952	956,952
Unassigned	132,023	-	132,023
Total fund balances	132,023	956,952	1,088,975
Total liabilities and fund balances	\$ 254,729	\$ 956,952	\$ 1,211,681

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 1,088,975

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	18,934,430	
Accumulated depreciation	<u>(9,961,162)</u>	8,973,268

Deferred amount on refunding of debt are not reported as assets in the governmental funds. The statements of net position includes these costs, net of amortization. 41,794

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(416,839)	
Original issue discount	(879)	
Original issue premium	(220,544)	
Bonds payable	<u>(23,075,000)</u>	<u>(23,713,262)</u>

Net position of governmental activities		<u>\$ (13,609,225)</u>
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See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Special assessments	\$ 117,614	\$ 1,892,880	\$ 2,010,494
Interest earnings	30	59	89
Total revenues	117,644	1,892,939	2,010,583
EXPENDITURES			
Current:			
General government	96,802	-	96,802
Debt service:			
Principal	-	835,000	835,000
Interest	-	1,042,200	1,042,200
Total expenditures	96,802	1,877,200	1,974,002
Excess (deficiency) of revenues over (under) expenditures	20,842	15,739	36,581
Fund balances - beginning	111,181	941,213	1,052,394
Fund balances - ending	\$ 132,023	\$ 956,952	\$ 1,088,975

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	36,581
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		835,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expenses in the statement of activities.		(776,858)
Amortization of bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		10,955
Amortization of deferred charges is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities.		(2,612)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.		<u>17,411</u>
Change in net position of governmental activities	\$	<u>120,477</u>

See notes to the financial statements

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Heritage Harbour North Community Development District (the "District") was created on November 13, 2006 by Ordinance 06-71 of Manatee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Earthwork	25-30
Landscaping and Irrigation	15
Professional Fees	20-30
Utilities	25
Water Management	25-30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,612 was recognized as a component of interest expense in the current fiscal year.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Mmkt 5	\$ 836,345	S&P A-1+	N/A
	<u>\$ 836,345</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

However, the Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Earthwork	\$ 9,515,612	\$ -	\$ -	\$ 9,515,612
Landscaping and Irrigation	982,449	-	-	982,449
Professional Fees	2,204,036	-	-	2,204,036
Utilities	367,121	-	-	367,121
Water management	5,865,212	-	-	5,865,212
Total capital assets, being depreciated	18,934,430	-	-	18,934,430
Less accumulated depreciation for:				
Earthwork	5,092,483	378,808	-	5,471,291
Landscaping and Irrigation	856,919	65,497	-	922,416
Professional Fees	1,023,334	85,139	-	1,108,473
Utilities	72,201	14,685	-	86,886
Water management	2,139,367	232,729	-	2,372,096
Total accumulated depreciation	9,184,304	776,858	-	9,961,162
Total capital assets, being depreciated, net	9,750,126	(776,858)	-	8,973,268
Governmental activities capital assets, net	\$ 9,750,126	\$ (776,858)	\$ -	\$ 8,973,268

Depreciation was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

Series 2014

On November 13, 2014, the District issued \$7,945,000 of Series 2014 Special Assessment Bonds consisting of \$3,605,000 2014 Term Bonds due on May 1, 2034 with a fixed interest rate of 5% and \$4,340,000 of 2014 Term Bonds due on May 1, 2045 with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2016 through May 1, 2045.

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2014 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2017

On April 21, 2017, the District issued \$19,515,000 of Series 2017 Capital Improvement Revenue Refunding Bonds consisting of \$6,945,000 2017A-1 Serial Bonds due annually from May 1, 2019 through May 1, 2027 with a fixed interest rate of 5%, \$4,830,000 2017A-1 Term Bonds due on May 1, 2032 with a fixed interest rate of 3.5%, \$7,075,000 2017A-1 Term Bonds due on May 1, 2038 with a fixed interest rate of 3.75%, and \$665,000 of 2017A-2 Term Bonds due on May 1, 2038 with a fixed interest rate of 5.25%. The Bonds were issued to refund the Series 2007 Bonds. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2019 through May 1, 2038.

The Series 2017 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014	\$ 7,145,000	\$ -	\$ 155,000	\$ 6,990,000	\$ 165,000
Less: original issue discount	(2,319)	-	(3,198)	879	-
Series 2017	16,765,000	-	680,000	16,085,000	715,000
Plus: original issue premium	234,697	-	14,153	220,544	-
Total	<u>\$ 24,142,378</u>	<u>\$ -</u>	<u>\$ 845,955</u>	<u>\$ 23,296,423</u>	<u>\$ 880,000</u>

NOTE 6 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 880,000	\$ 1,000,413	\$ 1,880,413
2024	925,000	956,375	1,881,375
2025	975,000	910,088	1,885,088
2026	1,025,000	861,300	1,886,300
2027	1,075,000	810,000	1,885,000
2028-2032	6,080,000	3,334,288	9,414,288
2033-2037	7,405,000	2,044,531	9,449,531
2038-2042	3,270,000	729,088	3,999,088
2043-2045	1,440,000	150,163	1,590,163
	<u>\$ 23,075,000</u>	<u>\$ 10,796,246</u>	<u>\$ 33,871,246</u>

NOTE 7 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2021 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 120,607
Debt service	120,607	-
Total	<u>\$ 120,607</u>	<u>\$ 120,607</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a manager to perform management advisory services, which include financial and accounting advisory services. The manager also serves as an officer (Board appointed non-voting position) of the District.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Special assessments	\$ 125,135	\$ 117,614	\$ (7,521)
Interest earnings	35	30	(5)
Total revenues	125,170	117,644	(7,526)
EXPENDITURES			
Current:			
General government	125,170	96,802	28,368
Total expenditures	125,170	96,802	28,368
Excess (deficiency) of revenues over (under) expenditures	\$ -	20,842	\$ 20,842
Fund balance - beginning		111,181	
Fund balance - ending		\$ 132,023	

See notes to required supplementary information

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	1
Number of independent contractors compensated in September 2022	1
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$47,500
Independent contractor compensation for FYE 9/30/2022	\$14,431.73
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$66.92
	Debt service - \$745.32-\$1,892.20
Special assessments collected FYE 9/30/2022	\$2,010,494.44
Outstanding Bonds:	
Series 2014, due November 1, 2045	see Note 6 for details
Series 2017A-1, due November 1, 2038	see Note 6 for details
Series 2017A-2, due November 1, 2038	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 16, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

January 16, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

We have examined Heritage Harbour North Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Heritage Harbour North Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

January 16, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Heritage Harbour North Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Heritage Harbour North Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated January 16, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 16, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Heritage Harbour North Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Heritage Harbour North Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

January 16, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

RESOLUTION 2023-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Heritage Harbour North Community Development District (the “Board”) prior to June 15, 2023, a proposed Budget for Fiscal Year 2024; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2024 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, May 4, 2023
TIME: 1:30 P.M.
LOCATION: River Strand Golf and Country Club (Clubhouse)
7155 Grand Estuary Trail
Bradenton, Florida 34212

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Manatee County at least 60 days prior to the hearing set above.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2023-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 7. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of February 2023.

ATTEST:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FORT LAUDERDALE, FLORIDA 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 35	\$ 3	\$ 10	\$ 10
Miscellaneous Revenue - Boundary Expansion	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 125,769	\$ 92,914	\$ 125,769	\$ 126,298
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 125,804	\$ 92,917	\$ 125,779	\$ 126,308
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ 3,000	\$ 1,000	\$ 3,000	\$ 3,000
Board of Supervisor's - FICA	\$ 230	\$ 77	\$ 230	\$ 230
Executive				
Executive Salaries	\$ 38,500	\$ 9,375	\$ 38,500	\$ 40,425
Executive Salaries - FICA	\$ 3,596	\$ 870	\$ 3,596	\$ 3,093
Executive Salaries - Insurance	\$ -	\$ -	\$ -	\$ -
Financial and Administrative				
Audit Services	\$ 4,900	\$ -	\$ 4,900	\$ 5,000
Accounting Services	\$ 4,500	\$ 828	\$ 3,500	\$ 3,500
Assessment Roll Preparation	\$ 8,500	\$ 2,000	\$ 8,500	\$ 8,500
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ 300	\$ -	\$ 200	\$ 200
Legal Advertising	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Trustee Services	\$ 11,900	\$ 4,760	\$ 11,900	\$ 11,900
Dissemination Agent Services	\$ 2,000	\$ 250	\$ 2,000	\$ 2,000
Bank Service Fees	\$ 800	\$ 917	\$ 1,000	\$ 800
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 200	\$ -	\$ 100	\$ 100
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer/Web Site Services	\$ 7,900	\$ 150	\$ 7,900	\$ 7,900
Insurance	\$ 6,700	\$ 6,918	\$ 6,918	\$ 7,200
Printing and Binding	\$ 100	\$ -	\$ -	\$ 100
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Boundary Expansion	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ 750	\$ -	\$ 750	\$ 750
Contingencies	\$ -	\$ -	\$ -	\$ -

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Operaton Reserve (Addition)	\$ 18,950	\$ -	\$ -	\$ 18,595
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 8,805	\$ -		\$ 8,841
Total Expentitures and Other Uses	<u>\$ 125,806</u>	<u>\$ 27,320</u>	<u>\$ 97,168</u>	<u>\$ 126,308</u>
Net Increase/(Decrease) in Fund Balance		\$ 65,597	\$ 28,611	\$ 18,595
Fund Balance - Beginning	<u>\$ 132,023</u>	<u>\$ 132,023</u>	<u>\$ 132,023</u>	<u>\$ 160,634</u>
Fund Balance - Ending (Projected)	<u>\$ 132,023</u>	<u>\$ 197,620</u>	<u>\$ 160,634</u>	<u>\$ 179,229</u>
Reserved: (Fund Balance)				
1st Three (3) Months Operation				\$ 31,577
Extraordinary Capital/Operations				\$ 147,652

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	331	\$ 66.93	\$ 67.21
Single Family 65'	176	\$ 66.93	\$ 67.21
Single Family 75	147	\$ 66.93	\$ 67.21
Single Family 85'	102	\$ 66.93	\$ 67.21
TH/Coach/SF Attached	478	\$ 66.93	\$ 67.21
Condominium	636	\$ 66.93	\$ 67.21
Total:	<u>1870</u>		

**Heritage Harbour North
Community Development District
General Fund - Budget
Fiscal Year 2024**

Revenues and Other Sources

Carryforward	\$	-
<p>The amount of anticipated Fund Balance is recommended to be utilized to fund the operating expenses of the District for the first three (3) months of the Fiscal Year, pending the receipt of assessment collections, which generally begin in late December or early January.</p>		
Interest Income - General Account	\$	10
<p>With the levy of Special Assessments - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.</p>		

Expenditures and Other Uses

Legislative		
Board of Supervisor's Fees	\$	3,230
<p>The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District.</p>		
Executive		
Executive Saleries and Benefits	\$	43,518
<p>The District has one employee - that is the District Manager who handles the daily activities of the District.</p>		
Financial and Administrative		
Audit Services	\$	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>		
Accounting Services	\$	3,500
<p>For the Maintenance of the District's books and records on a daily basis.</p>		
Assessment Roll Preparation	\$	8,500
<p>For the preparation by the District Manager of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Manatee County Property Appraiser.</p>		
Arbitrage Rebate Fees	\$	1,000
<p>For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.</p>		
Other Contractual Services		
Recording and Transcription	\$	200
Legal Advertising	\$	1,500

**Heritage Harbour North
Community Development District**

**General Fund - Budget
Fiscal Year 2024**

Trustee Services	\$	11,900
<p>With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.</p>		
Dissemination Agent Services	\$	2,000
<p>With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.</p>		
Bank Service Fees	\$	800
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	100
Rentals and Leases		
Miscellaneous Equipment	\$	-
Computer Services	\$	7,900
<p>The District maintains all of it's Public Records, including all of it's programs for accounting and the administration of the District in a cloud computing environment with constant redundancy of the system. The fee includes the yearly hardware and annual software licenses to maintain the District's records. In addition, the District will continue to develop a web site to apprise the community of District activities and to begin making District records electronically available to the public.</p>		
Insurance	\$	7,200
Printing and Binding	\$	100
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	1,500
<p>The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".</p>		
Other General Government Services		
Engineering Services	\$	750
<p>The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Contingencies	\$	-
Reserves		
Operaton Reserve (Addition)	\$	18,595
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	8,841
<p>4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee</p>		
Total Expenditures and Other Uses:	\$	<u>126,308</u>

**Heritage Harbour North
Community Development District**

**Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 22	\$ 6	\$ 15	\$ 15
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,308	\$ 413,020	\$ 551,308	\$ 551,308
Special Assessment - Off-Roll		\$ -	\$ -	\$ -
Special Assessment - Prepayments		\$ -	\$ -	
Total Revenue & Other Sources	\$ 551,330	\$ 413,026	\$ 551,323	\$ 551,323
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2014 Bonds	\$ 165,000	\$ -	\$ 165,000	\$ 175,000
Principal Debt Service - Early Redemptions				
Series 2014 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2014 Bonds	\$ 354,925	\$ 177,463	\$ 354,925	\$ 346,675
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fees and Property Appraiser Fees	\$ 31,205	\$ -	\$ 31,205	\$ 31,205
Total Expenditures and Other Uses	\$ 551,130	\$ 177,463	\$ 551,130	\$ 552,880
Net Increase/(Decrease) in Fund Balance		\$ 235,563	\$ 193	\$ (1,558)
Fund Balance - Beginning	\$ 503,971	\$ 503,971	\$ 503,971	\$ 504,164
Fund Balance - Ending (Projected)	\$ 503,971	\$ 739,535	\$ 504,164	\$ 504,164
Restricted Fund Balance:				
Reserve Account Requirement			\$ 265,441	
Restricted for November 1, 2024 Interest Payment			\$ 168,963	
			\$ 434,403	

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	172	\$ 941.51	\$ 941.51
Single Family 65'	143	\$ 1,400.30	\$ 1,400.30
Single Family 75'	24	\$ 1,729.07	\$ 1,729.07
Single Family 85'	12	\$ 1,892.20	\$ 1,892.20
Twin Villas	130	\$ 745.32	\$ 745.32
Condominium	26	\$ 1,078.05	\$ 1,078.05
Total:	507		

**Heritage Harbour North
Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 7,945,000	5.000%		
11/1/2015				\$ 201,337.50	
5/1/2016		\$ 115,000	5.000%	\$ 201,337.50	\$ 517,675
11/1/2016				\$ 198,462.50	
5/1/2017		\$ 125,000	5.000%	\$ 198,462.50	\$ 521,925
11/1/2017				\$ 195,337.50	
5/1/2018		\$ 130,000	5.000%	\$ 195,337.50	\$ 520,675
11/1/2018	\$ 35,000.00			\$ 192,087.50	
5/1/2019		\$ 135,000	5.000%	\$ 192,087.50	\$ 519,175
11/1/2019				\$ 188,712.50	
5/1/2020		\$ 145,000	5.000%	\$ 188,712.50	\$ 522,425
11/1/2020				\$ 185,087.50	
5/1/2021		\$ 150,000	5.000%	\$ 185,087.50	\$ 520,175
11/1/2021				\$ 181,337.50	
5/1/2022		\$ 155,000	5.000%	\$ 181,337.50	\$ 517,675
11/1/2022				\$ 177,462.50	
5/1/2023		\$ 165,000	5.000%	\$ 177,462.50	\$ 519,925
11/1/2023				\$ 173,337.50	
5/1/2024		\$ 175,000	5.000%	\$ 173,337.50	\$ 521,675
11/1/2024				\$ 168,962.50	
5/1/2025		\$ 185,000	5.000%	\$ 168,962.50	\$ 522,925
11/1/2025				\$ 164,337.50	
5/1/2026		\$ 190,000	5.000%	\$ 164,337.50	\$ 518,675
11/1/2026				\$ 159,587.50	
5/1/2027		\$ 200,000	5.000%	\$ 159,587.50	\$ 519,175
11/1/2027				\$ 154,587.50	
5/1/2028		\$ 210,000	5.000%	\$ 154,587.50	\$ 519,175
11/1/2028				\$ 149,337.50	
5/1/2029		\$ 225,000	5.000%	\$ 149,337.50	\$ 523,675
11/1/2029				\$ 143,712.50	
5/1/2030		\$ 235,000	5.000%	\$ 143,712.50	\$ 522,425
11/1/2030				\$ 137,837.50	
5/1/2031		\$ 245,000	5.000%	\$ 137,837.50	\$ 520,675
11/1/2031				\$ 131,712.50	
5/1/2032		\$ 260,000	5.000%	\$ 131,712.50	\$ 523,425
11/1/2032				\$ 125,212.50	
5/1/2033		\$ 275,000	5.000%	\$ 125,212.50	\$ 525,425
11/1/2033				\$ 118,337.50	

**Heritage Harbour North
Community Development District
Series 2014 Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2034		\$ 285,000	5.000%	\$ 118,337.50	\$ 521,675
11/1/2034				\$ 111,212.50	
5/1/2035	\$	300,000	5.125%	\$ 111,212.50	\$ 522,425
11/1/2035				\$ 103,525.00	
5/1/2036	\$	315,000	5.125%	\$ 103,525.00	\$ 522,050
11/1/2036				\$ 95,453.13	
5/1/2037	\$	335,000	5.125%	\$ 95,453.13	\$ 525,906
11/1/2037				\$ 86,868.75	
5/1/2038	\$	350,000	5.125%	\$ 86,868.75	\$ 523,738
11/1/2038				\$ 77,900.00	
5/1/2039	\$	370,000	5.125%	\$ 77,900.00	\$ 525,800
11/1/2039				\$ 68,418.75	
5/1/2040	\$	390,000	5.125%	\$ 68,418.75	\$ 526,838
11/1/2040				\$ 58,425.00	
5/1/2041	\$	410,000	5.125%	\$ 58,425.00	\$ 526,850
11/1/2041				\$ 47,918.75	
5/1/2042	\$	430,000	5.125%	\$ 47,918.75	\$ 525,838
11/1/2042				\$ 36,900.00	
5/1/2043	\$	455,000	5.125%	\$ 36,900.00	\$ 528,800
11/1/2043				\$ 25,240.63	
5/1/2044	\$	480,000	5.125%	\$ 25,240.63	\$ 530,481
11/1/2044				\$ 12,940.63	
5/1/2045	\$	505,000	5.125%	\$ 12,940.63	\$ 530,881

**Heritage Harbour North
Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income	\$ 15	\$ 3	\$ 12	\$ 15
Gain (Loss) on Investments		\$ -		
Operating Transfers In		\$ -	\$ -	\$ -
Debt Proceeds		\$ -	\$ -	\$ -
Proceeds from Refunding Bonds				
Transfer from Revenue Acct	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,461,847	\$ 1,085,054	\$ 1,461,847	\$ 1,461,847
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -		\$ -
Total Revenue & Other Sources	\$ 1,461,862	\$ 1,085,057	\$ 1,461,859	\$ 1,461,862

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series 2017 Bonds \$ 715,000 \$ - \$ 715,000 \$ 750,000

Principal Debt Service - Early Redemptions

Series 2017 Bonds - from Property Owners \$ - \$ - \$ - \$ -

Series 2017 Prepayments - Excess Revenue \$ - \$ 80,000 \$ 80,000

Interest Expense

Series 2017 Bonds \$ 645,488 \$ 322,744 \$ 645,488 \$ 605,500

Operating Transfers Out

\$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts, Tax Collector Fees and Property

Appraiser Fees \$ 95,635 \$ - \$ 95,635 \$ 95,635

Total Expenditures and Other Uses \$ **1,456,123** \$ **402,744** \$ **1,536,123** \$ **1,451,135**

Net Increase/(Decrease) in Fund Balance

\$ 437,900 \$ 437,900 \$ 437,900 \$ 363,637

Fund Balance - Ending (Projected) \$ **1,120,213** \$ **363,637** \$ **374,364**

Restricted Fund Balance:

Reserve Account Requirement (subordinate Bonds) \$ 27,194

Restricted for November 1, 2024 Interest Payment \$ 283,981

Total - Restricted Fund Balance: \$ **311,175**

Assessment Comparison			
	Units	Rate	Rate
Single Family 55'	157	\$ 1,049.15	\$ 1,049.15
Single Family 65'	32	\$ 1,240.34	\$ 1,240.34
Single Family 75	123	\$ 1,430.58	\$ 1,430.58
Single Family 85'	90	\$ 1,620.81	\$ 1,620.81
TH/Coach/SF Attached	345	\$ 1,030.10	\$ 1,030.10
Condominium	610	\$ 951.18	\$ 951.18
Total:	1357		

**Heritage Harbour North
Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2024**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2017		\$ 19,515,000	varies			
11/1/2017				\$ 430,943.75		
5/1/2018	\$ 250,000	\$ 570,000	varies	\$ 408,262.50	\$ 1,409,206	\$ 18,695,000
11/1/2018				\$ 388,075.00		
5/1/2019	\$ 50,000	\$ 590,000	varies	\$ 388,075.00	\$ 1,366,150	\$ 18,055,000
11/1/2019				\$ 372,031.25		
5/1/2020	\$ 5,000	\$ 620,000	varies	\$ 371,943.75	\$ 1,363,975	\$ 17,430,000
11/1/2020				\$ 356,425.00		
5/1/2021	\$ 15,000	\$ 650,000	varies	\$ 356,425.00	\$ 1,362,850	\$ 16,765,000
11/1/2021				\$ 340,156.25		
5/1/2022		\$ 680,000	varies	\$ 340,156.25	\$ 1,360,313	\$ 16,085,000
11/1/2022	\$ 80,000			\$ 322,743.75		
5/1/2023		\$ 715,000	varies	\$ 320,643.75	\$ 1,358,388	\$ 15,290,000
11/1/2023				\$ 302,750.00		
5/1/2024		\$ 750,000	varies	\$ 302,750.00	\$ 1,355,500	\$ 14,540,000
11/1/2024				\$ 283,981.25		
5/1/2025		\$ 790,000	varies	\$ 283,981.25	\$ 1,357,963	\$ 13,750,000
11/1/2025				\$ 264,212.50		
5/1/2026		\$ 830,000	varies	\$ 264,212.50	\$ 1,358,425	\$ 12,920,000
11/1/2026				\$ 243,443.75		
5/1/2027		\$ 870,000	varies	\$ 243,443.75	\$ 1,356,888	\$ 12,050,000
11/1/2027				\$ 221,675.00		
5/1/2028		\$ 910,000	varies	\$ 221,675.00	\$ 1,353,350	\$ 11,140,000
11/1/2028				\$ 205,618.75		
5/1/2029		\$ 840,000	varies	\$ 205,618.75	\$ 1,251,238	\$ 10,300,000
11/1/2029				\$ 189,037.50		
5/1/2030		\$ 975,000	varies	\$ 189,037.50	\$ 1,353,075	\$ 9,325,000
11/1/2030				\$ 171,800.00		
5/1/2031		\$ 1,010,000	varies	\$ 171,800.00	\$ 1,353,600	\$ 8,315,000
11/1/2031				\$ 153,950.00		
5/1/2032		\$ 1,045,000	varies	\$ 153,950.00	\$ 1,352,900	\$ 7,270,000
11/1/2032				\$ 135,487.50		
5/1/2033		\$ 1,085,000	varies	\$ 135,487.50	\$ 1,355,975	\$ 6,185,000
11/1/2033				\$ 114,993.75		
5/1/2034		\$ 1,125,000	varies	\$ 114,993.75	\$ 1,354,988	\$ 5,060,000
11/1/2034				\$ 93,750.00		
5/1/2035		\$ 1,175,000	varies	\$ 93,750.00	\$ 1,362,500	\$ 3,885,000
11/1/2035				\$ 71,531.25		
5/1/2036		\$ 1,215,000	varies	\$ 71,531.25	\$ 1,358,063	\$ 2,670,000

Heritage Harbour North
Community Development District
Series 2017 Bonds - Debt Service Fund - Budget
Fiscal Year 2024

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
11/1/2036				\$ 48,562.50		
5/1/2037		\$ 1,240,000	varies	\$ 48,562.50	\$ 1,337,125	\$ 1,430,000
11/1/2037				\$ 27,750.00		
5/1/2038		\$ 1,310,000	varies	\$ 27,750.00	\$ 1,365,500	\$ 120,000

RESOLUTION NO. 2023-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING CERTAIN CONVEYANCES FROM THE DEVELOPER, LENNAR HOMES, LLC, RELATING TO THE CLEAN-UP OF PROPERTY OWNERSHIP WITHIN THE DISTRICT; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Heritage Harbour North Community Development District (the "District") is a community development district established pursuant to the provisions of Chapter 190, Florida Statutes by Manatee County Ordinance No. 06-71, as amended by Manatee County Ordinance 13-34; and

WHEREAS, the District is organized for the purposes of providing community development services and facilities benefiting the development known as River Strand Golf and Country Club; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

WHEREAS, the District owns, operates and maintains certain lakes, stormwater management improvements and preserve areas for the benefit of property owners and residents within the District; and

WHEREAS, the District desires to accept certain conveyances of property from Lennar Homes, LLC ("Lennar") in connection with the clean-up of property ownership and the operation and maintenance of the District's facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ACCEPTANCE OF CONVEYANCES. The District hereby desires to accept the conveyances from Lennar attached hereto and made a part hereof as Exhibit "A".

SECTION 3. DELEGATION OF AUTHORITY. The Chairman or the Vice Chairman (in the Chairman's absence) of the District's Board of Supervisors is hereby authorized to execute the Conveyance Documents as necessary to evidence the District's acceptance of the subject conveyances. The Vice Chairman, Secretary, and any Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any Conveyance Documents signed by the Chairman or Vice Chairman (in the Chairman's absence), if necessary or required.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Heritage Harbour North Community Development District this 2nd day of February, 2023.

Attest:

**HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Nancy Lyons, Chairperson

Exhibit "A"

[Attach Quit-Claim Deed]

This instrument prepared by:
Charles Mann, Esquire
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
Telephone: 239-334-2195

QUIT-CLAIM DEED

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

THIS Quit-Claim Deed ("Deed") is made this ____ day of _____, 2023, between **Lennar Homes, LLC**, a Florida limited liability company, whose address is 10481 Six Mile Cypress Parkway, Fort Myers, FL 33966 ("Grantor"), and **Heritage Harbour North Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes** whose mailing address is C/O JP Ward & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, FL 33308 ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim, unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying, and being in Manatee County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is being made for title purposes only; therefore, only minimum documentary stamp taxes are affixed hereto.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered
in our presence (2 witnesses):

LENNAR HOMES, LLC
a Florida limited liability company

Sign: _____
Print: _____

By: _____
Print: _____
Title: _____

Sign: _____
Print: _____

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of physical presence, this _____ day of _____, 2023, by _____, as **Vice President of Lennar Homes, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Tracts 500 and 600, the plat of **HERITAGE HARBOUR, SUBPHASE J, UNIT 1**, according to the plat of record at Plat Book 55, Page 184, of the Public Records of Manatee County, Florida;

Together with,

Tracts 501 through 506, inclusive, 601, 800 and 801, the plat of **HERITAGE HARBOUR, SUBPHASE J, UNIT 2**, according to the plat of record at Plat Book 56, Page 67, of the Public Records of Manatee County, Florida;

Together with,

Tract 507, the plat of **HERITAGE HARBOUR, SUBPHASE J, UNIT 3A**, according to the plat of record at Plat Book 56, Page 190, of the Public Records of Manatee County, Florida;

Together with,

Tract 508, the plat of **HERITAGE HARBOUR, SUBPHASE J, UNIT 3B**, according to the plat of record at Plat Book 57, Page 25, of the Public Records of Manatee County, Florida;

Together with,

Tracts 508 through 511, inclusive, the plat of **HERITAGE HARBOUR, SUBPHASE J, UNIT 4A**, according to the plat of record at Plat Book 58, Page 48, of the Public Records of Manatee County, Florida;

Together with,

Tract 512, the plat of **HERITAGE HARBOUR, SUBPHASE J, UNIT 4B**, according to the plat of record at Plat Book 60, Page 135, of the Public Records of Manatee County, Florida;

Together with,

Tract L, the plat of **ENCLAVE AT HERITAGE HARBOUR**, according to the plat of record at Plat Book 59, Page 177, of the Public Records of Manatee County, Florida;

Together with,

Tracts C and L, the plat of **MOORINGS AT HERITAGE HARBOUR**, according to the plat of record at Plat Book 61, Page 11, of the Public Records of Manatee County, Florida.

Together with:

Those lands described in Exhibit "A-1", attached hereto;

Together with:

Those lands described in Exhibit "A-2", attached hereto;

Together with:

Those lands described in Exhibit "A-3", attached hereto.

EXHIBIT "A-1"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 200, HERITAGE HARBOUR, SUBPHASE J, UNIT 4A, DULEY RECORDED IN PLAT BOOK 58, PAGES 48 THROUGH 55 IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.48°29'35"E. ALONG THE NORTH RIGHT-OF-WAY LINE OF WILLOWSHIRE WAY, TRACT 313 OF SAID SUBDIVISION FOR 56.99 FEET; THENCE N.41°30'25"E. LEAVING SAID NORTH RIGHT-OF-WAY LINE FOR 20.86 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE N.06°11'59"E. FOR 50.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 16°56'37", CHORD BEARING N.14°40'17"E., CHORD DISTANCE OF 8.84 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 8.87 FEET; THENCE N.23°08'36"E. FOR 58.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 16°46'38", CHORD BEARING N.31°31'54"E., CHORD DISTANCE OF 8.75 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 8.78 FEET; THENCE N.39°55'12"E. FOR 103.63 FEET; THENCE N.47°22'23"E. FOR 18.14 FEET; THENCE N.09°56'57"E. FOR 73.36 FEET; THENCE N.15°07'16"E. FOR 80.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 13°00'09", CHORD BEARING N.21°37'21"E., CHORD DISTANCE OF 6.79 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 6.81 FEET; THENCE N.28°07'26"E. FOR 9.53 FEET; THENCE N.88°42'39"W. FOR 98.00 FEET; THENCE S.45°31'31"W. FOR 1.34 FEET; THENCE S.40°06'48"W. FOR 36.00 FEET; THENCE S.18°39'04"W. FOR 64.25 FEET; THENCE S.16°24'50"W. FOR 37.19 FEET; THENCE S.13°41'02"W. FOR 67.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 21°50'28", CHORD BEARING S.24°36'17"W., CHORD DISTANCE OF 11.37 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 11.44 FEET; THENCE S.35°31'31"W. FOR 42.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 31°55'45", CHORD BEARING S.51°29'22"W., CHORD DISTANCE OF 16.50 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 16.72 FEET; THENCE S.67°27'15"W. FOR 15.13 FEET; THENCE S.32°01'46"W. FOR 53.57 FEET; THENCE S.28°33'42"W. FOR 29.01 FEET; THENCE S.15°42'44"W. FOR 34.96 FEET; THENCE S.27°17'59"W. FOR 39.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 158°54'00", CHORD BEARING N.73°15'01"W., CHORD DISTANCE OF 58.99 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 83.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33,376 SQUARE FEET OR 0.77 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILLOWSHIRE WAY, TRACT 313, HERITAGE HARBOUR, SUBPHASE J, UNIT 4A, PLAT BOOK 58, PAGES 48 THROUGH 55, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, BEARING S 48°29'35" E.

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

DESCRIPTION PREPARED: NOVEMBER 10, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 11-10-21

SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LS 6690

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LGL.DOC

- LEGEND**
- PG. PAGE
 - P.GS. PAGES
 - P.B. PLAT BOOK
 - R-O-W RIGHT-OF-WAY
 - L.B. LICENSED BUSINESS
 - D.E. DRAINAGE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - E.B. ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.C. POINT OF COMMENCEMENT
 - C1 CURVE 1 OF CURVE TABLE

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

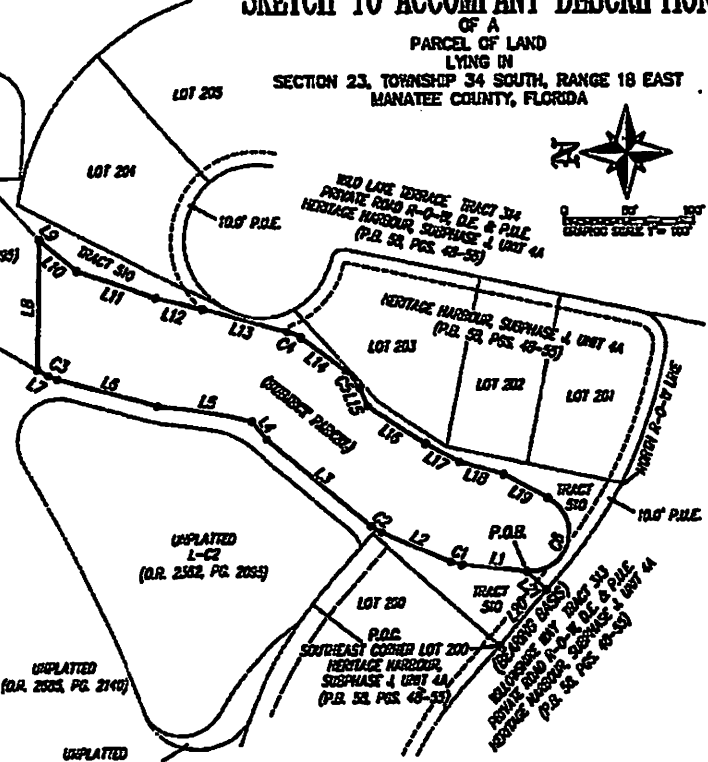


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°17'59" E	50.83'
L2	N 23°05'35" E	50.06'
L3	N 39°55'17" E	100.63'
L4	N 47°22'23" E	18.34'
L5	N 05°56'57" E	73.36'
L6	N 15°07'15" E	80.32'
L7	N 28°07'35" E	9.53'
L8	N 85°42'33" W	98.00'
L9	S 43°11'31" W	1.34'
L10	S 40°05'49" W	38.00'
L11	S 18°39'04" W	64.25'
L12	S 16°24'30" W	37.19'
L13	S 13°41'02" W	67.93'
L14	S 35°24'31" W	42.27'
L15	S 67°27'15" W	18.13'
L16	S 32°01'43" W	53.97'
L17	S 22°35'42" W	39.01'
L18	S 15°45'44" W	34.93'
L19	S 27°17'59" E	39.61'
L20	S 43°29'35" E	50.95'
L21	N 41°30'25" E	20.85'

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	BETA	ABC	CHORD
C1	30.00'	N 14°48'17" E	1536'37"	8.87'	8.84'
C2	30.00'	N 31°31'54" E	1546'38"	8.78'	8.73'
C3	30.00'	N 21°37'21" E	1510'09"	8.81'	8.73'
C4	30.00'	S 24°35'17" W	2150'78"	11.44'	11.37'
C5	30.00'	S 31°29'22" W	3159'45"	16.72'	16.50'
C6	30.00'	N 23°15'19" W	1553'40"	83.20'	58.95'



NOTES:
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF MILLSBORO WAY, TRACT 313, HERITAGE HARBOUR, SUBPHASE 4, UNIT 4A, PLAT BOOK 53, PAGES 43 THROUGH 53, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, BEARING S 43°29'35" E.

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

DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL CONTAINS 33,376 SQUARE FEET OR 0.77 ACRES, MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RICHARD H. REIZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

PREPARED NOVEMBER 10, 2021

BANKS ENGINEERING
Professional Engineers, Planners & Surveyors
Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN BY	CHECKED BY	DATE	SHEET	OF	FILE NO. (P-O-C)
11-10-21	6000	REIZ	REIZ	11-10-21	2	1	23-0023



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE,
LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND
DESCRIBED AS FOLLOWS:

• COMMENCING AT THE NORTHWEST CORNER OF TERRACE I AT RIVER STRAND, A PHASE
CONDOMINIUM-PHASE I, RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 4089, PUBLIC
RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 82°46'28" E ALONG THE NORTH LINE OF
SAID PHASE I FOR 110.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS
OF 35.60 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A
CENTRAL ANGLE OF 10°32'03" FOR 6.55 FEET TO THE POINT OF BEGINNING OF A PARCEL OF
LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE THROUGH
A CENTRAL ANGLE OF 108°29'13" FOR 67.41 FEET; THENCE N 21°47'45" W FOR 85.03 FEET; THENCE
N 68°12'15" E FOR 23.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT
HAVING A RADIUS OF 30.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS
N 58°35'28" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
52°47'40" FOR 27.64 FEET; THENCE S 21°23'08" E FOR 46.37 FEET; THENCE S 24°31'02" E FOR 82.39 FEET
TO A POINT ON THE NORTH LINE OF SAID PHASE I; THENCE N 82°46'28" W ALONG SAID NORTH
LINE FOR 70.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,658 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF TERRACE I AT RIVER STRAND, A PHASE
CONDOMINIUM-PHASE I, O.R. 2498, PG. 4089, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,
HAVING A BEARING OF S 82°46'28" E.

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

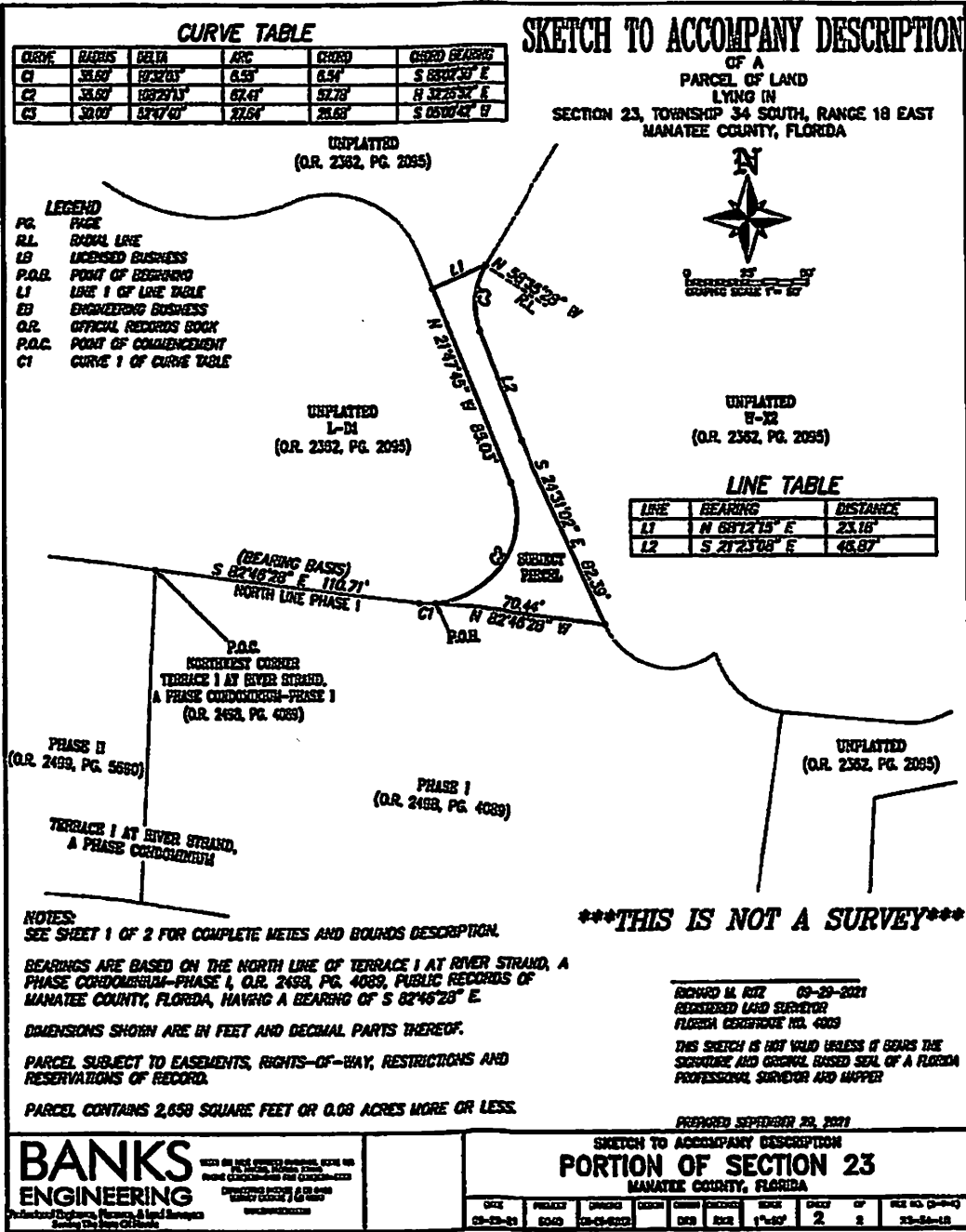
DESCRIPTION PREPARED: SEPTEMBER 29, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 09-29-21

SHEET 1 OF 2

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CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CORD	CHORD BEARING
C1	35.67'	103.283°	6.55'	6.54'	S 88°02'30" E
C2	35.67'	103.283°	67.41'	52.78'	N 32°25'34" E
C3	30.00'	374°40'	21.54'	25.63'	S 05°04'00" W

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



- LEGEND**
- PL. PLAT
 - RL. RURAL LINE
 - LB. LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1. LINE 1 OF LINE TABLE
 - E3. ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - P.O.C. POINT OF COMMENCEMENT
 - C1. CURVE 1 OF CURVE TABLE

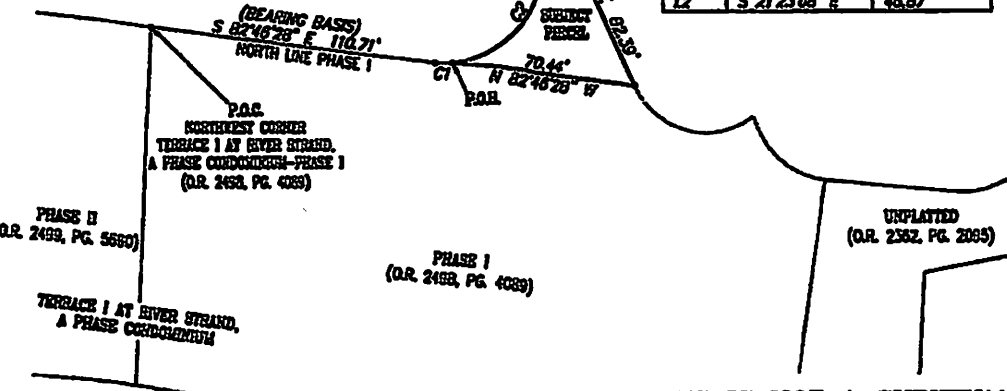
UNPLATTED
(O.R. 2382, PG. 2095)

UNPLATTED
L-D1
(O.R. 2352, PG. 2095)

UNPLATTED
H-X2
(O.R. 2382, PG. 2095)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°12'15" E	23.16'
L2	S 21°23'08" E	45.87'



*****THIS IS NOT A SURVEY*****

NOTES:
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH LINE OF TERRACE I AT RIVER STRAND, A PHASE CONDOMINIUM-PHASE I, O.R. 2458, PG. 4089, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 82°46'28" E.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 2,650 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

REYNOLD M. RUTZ 09-29-2021
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4809

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

BANKS ENGINEERING

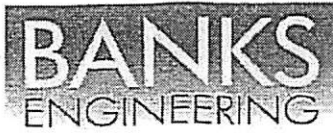
Professional Engineers, Surveyors, & Land Surveyors
Serving the State of Florida

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Tampa, Florida 33606
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Fax: (813) 288-1112
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PREPARED SEPTEMBER 29, 2021

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	CHECKED	DATE	BY	DATE	OF	SHEET NO. (3-OF-4)
09-29-21	0040	10-01-0102			09	RJR	11-29-21	2	23-84-18



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF COACH HOMES IV AT RIVER STRAND, A PHASE CONDOMINIUM, PHASE 4; THENCE N 10°24'59" E ALONG THE EAST LINE OF SAID PHASE 4 FOR 60.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,155.00 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14'39" FOR 25.08 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 75°56'25" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°01'23" FOR 24.98 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'44" FOR 199.62 FEET; THENCE N 01°58'57" W FOR 160.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°33'23" FOR 24.67 FEET; THENCE S 68°25'34" E FOR 4.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.10 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 68°25'34" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°33'23" FOR 22.65 FEET; THENCE S 01°58'57" E FOR 160.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,154.90 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'44" FOR 200.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.10 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°01'23" FOR 23.10 FEET; THENCE S 75°56'25" W FOR 4.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,001 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF COACH HOMES IV AT RIVER STRAND, A PHASE CONDOMINIUM, PHASE 4, OFFICIAL RECORDS BOOK 2439, PG. 1092, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 10°24'59" E.

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

DESCRIPTION PREPARED: SEPTEMBER 16, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 09-16-21

SHEET 1 OF 2

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SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

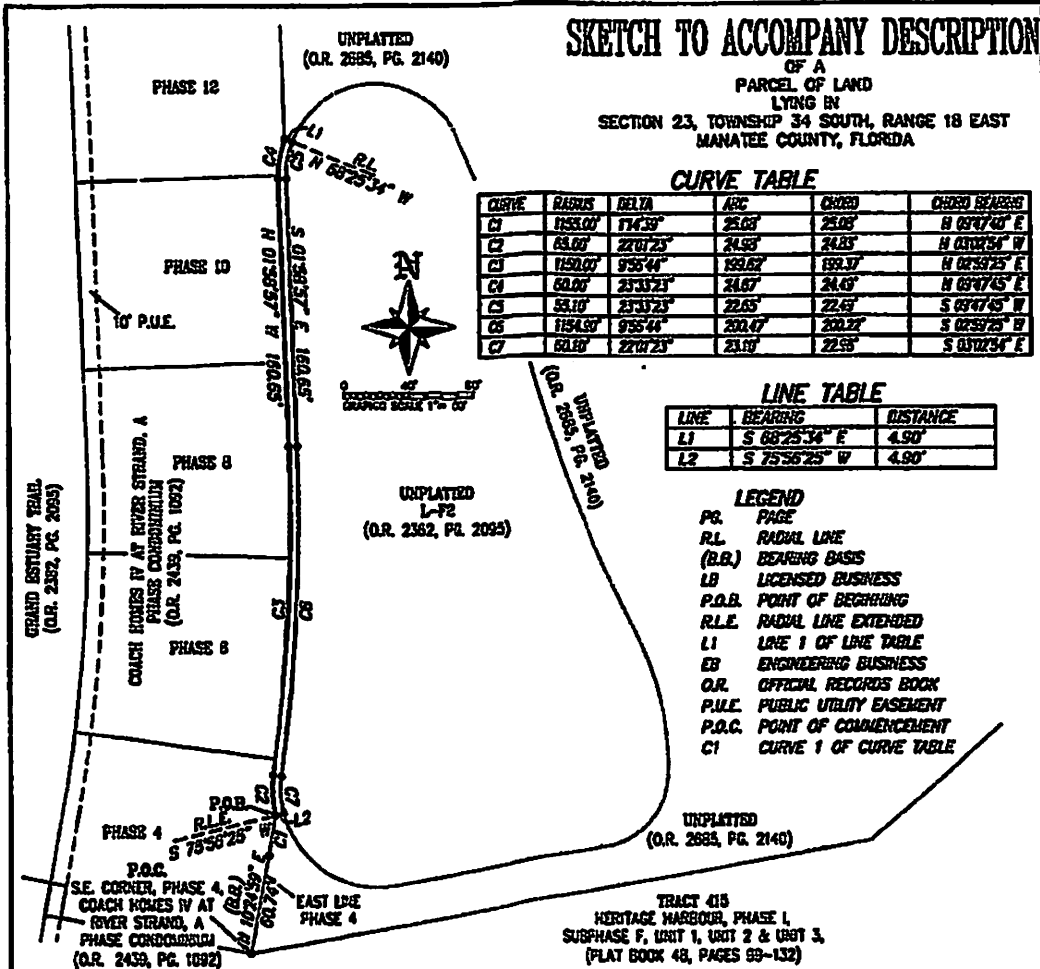
CURVE	RADIUS	BETA	ARC	CHORD	CHORD BEARING
C1	1255.00'	174.39°	25.05'	25.05'	N 03°47'45" E
C2	63.00'	226°23'	24.93'	24.93'	N 03°02'55" W
C3	1150.00'	95°54'	199.62'	199.17'	N 02°59'25" E
C4	60.00'	233°23'	24.67'	24.65'	N 03°47'45" E
C5	53.10'	233°23'	22.65'	22.65'	S 03°47'45" W
C6	1154.30'	95°54'	200.47'	200.22'	S 02°59'25" E
C7	60.18'	226°23'	23.19'	22.93'	S 03°02'55" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°25'34" E	4.90'
L2	S 75°25'25" W	4.90'

LEGEND

- PG. PAGE
- R.L. RADIAL LINE
- (B.R.) BEARING BASIS
- LB LICENSED BUSINESS
- P.O.B. POINT OF BEGINNING
- R.L.E. RADIAL LINE EXTENDED
- L1 LINE 1 OF LINE TABLE
- EB ENGINEERING BUSINESS
- O.R. OFFICIAL RECORDS BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- C1 CURVE 1 OF CURVE TABLE



NOTES:
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE EAST LINE OF COACH HOMES IV AT RIVER STRAND, A PHASE CONDOMINIUM, PHASE 4, O.R. 2439, PG. 1092, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 10°24'39" E.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 2,061 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RICHARD M. RIZZ 03-16-2021
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED SEPTEMBER 16, 2021

BANKS ENGINEERING

FOR THE STATE OF FLORIDA, I HEREBY CERTIFY THAT RICHARD M. RIZZ IS A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA AND IS THE AUTHOR OF THE ABOVE SKETCH.

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	SCALE	DRAWN	CHECKED	DATE	SHEET	OF	FILE NO. (P-R-Q)
09-16-21	6020	103-021-01		DRB	DRB	9/16/21	2	2	23-24-10



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHASE 11, COACH HOMES VI AT RIVER STRAND, A PHASE CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 2594, PAGE 5792, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 07°09'48" E FOR 7.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°12'21" FOR 27.53 FEET; THENCE S 02°57'26" E FOR 98.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°43'31" FOR 86.97 FEET; THENCE S 75°19'03" W FOR 76.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 367.90 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 60°00'48" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°11'14" FOR 200.26 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 37.90 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°06'57" FOR 65.56 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,342.90 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°30'53" FOR 340.19 FEET; THENCE S 65°10'08" W FOR 185.09 FEET; THENCE N 24°49'52" W FOR 2.40 FEET TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 188.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 21°36'17" E; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID CONDOMINIUM AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'35" FOR 10.59 FEET; THENCE N 65°10'08" E ALONG SAID SOUTH LINE FOR 174.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,345.00 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16°36'10" FOR 389.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,869 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF COACH HOMES VI AT RIVER STRAND, A PHASE CONDOMINIUM, O.R. 2594, PG. 5792, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 65°10'08" E.

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

DESCRIPTION PREPARED: SEPTEMBER 08, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 09-08-21

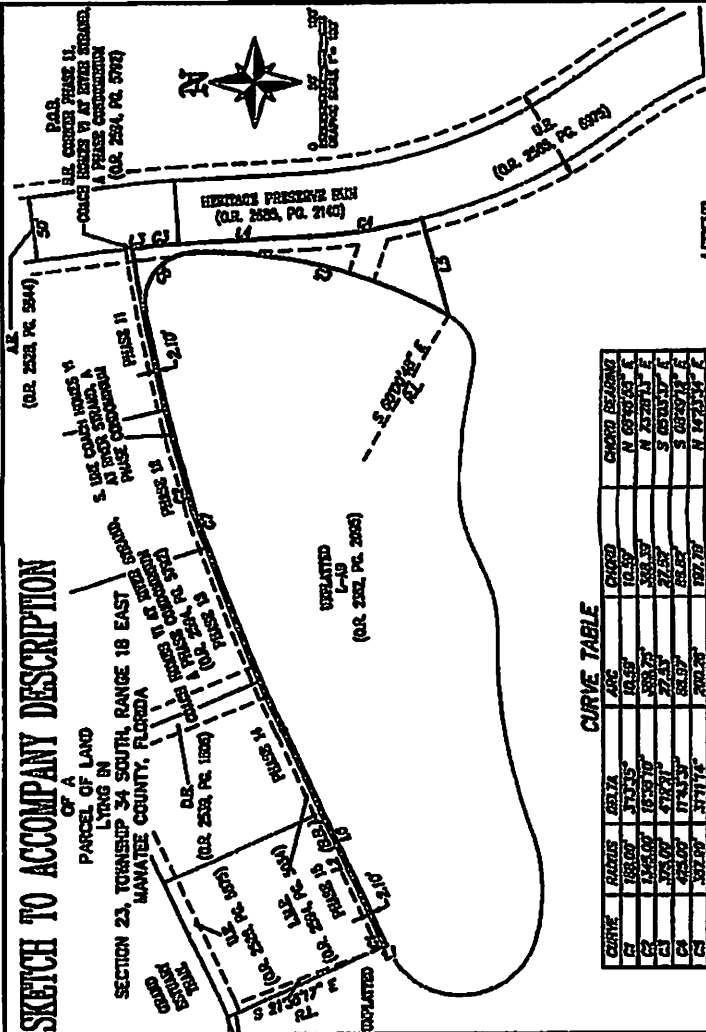
SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

SKETCH TO ACCOMPANY DESCRIPTION

PARCEL OF LAND
OF A
LYING IN

SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	188.00'	373.75"	10.58°	10.58'	N 69°40'57" E
C2	154.00'	678.10"	20.95°	20.95'	N 23°20'17" E
C3	258.00'	474.71"	27.53°	27.53'	S 63°03'37" E
C4	258.00'	474.71"	27.53°	27.53'	S 63°03'37" E
C5	307.00'	377.14"	20.02°	20.02'	N 64°11'17" E
C6	307.00'	377.14"	20.02°	20.02'	N 64°11'17" E
C7	148.00'	743.57"	34.01°	34.01'	S 27°23'54" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°38'55" W	2.60'
L2	N 83°30'35" E	744.91' (BEI)
L3	S 07°09'43" E	7.48'
L4	S 07°37'20" E	69.11'
L5	S 27°19'03" W	74.72'
L6	S 63°10'05" E	182.09'

NOTES
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS
DESCRIPTION.

BEARINGS ARE BASED ON THE SOUTH LINE OF COACH HOOKS V
ROAD, A PUBLIC ROAD, IN MANATEE COUNTY, FLORIDA, RANGED
EASTING OF N 62°00'00" E.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS
AND RESERVATIONS OF RECORD.

PARCEL CONTAINS CLEAR SQUARE FEET OR 0.15 ACRES MORE OR
LESS.

- LEGEND
- PC RAIL
 - (R.B.) RAILROAD
 - U.C. UTILITY CONDUIT
 - A.E. ACCESS EASEMENT
 - LB LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - OB OFFICIAL RECORD BOOK
 - CT CURVE 1 OF CURVE TABLE
 - L1AL L1AL MAINTENANCE EASEMENT

*****THIS IS NOT A SURVEY*****

BOOKED IN 672 04-24-2017
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4600

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE
CORPORATE SIGNATURE AND SEAL OF A FLORIDA
PROFESSIONAL SURVEYOR AND HOPPER

PREPARED SEPTEMBER 05, 2011

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23

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DATE	BY	CHECKED	DATE	BY	SCALE	NO. OF SHEETS	OF
09-05-11	MS	MS	09-05-11	MS	1"=200'	2	3



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PHASE 10, COACH HOMES V AT RIVER STRAND, A PHASE CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 2524, PAGE 7738, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRAND TRIBUTARY LANE, RECORDED IN OFFICIAL RECORDS BOOK 2685, PAGE 2140, OF SAID PUBLIC RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 38°45'25" W; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°43'45" FOR 181.49 FEET; THENCE N 78°58'20" E ALONG SAID SOUTH LINE FOR 42.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16°34'03" FOR 122.89 FEET; THENCE S 27°35'43" E LEAVING SAID SOUTH LINE FOR 9.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 434.40 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 27°35'43" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°34'03" FOR 125.61 FEET; THENCE S 78°58'20" W FOR 42.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 365.60 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°48'32" FOR 120.02 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 35.60 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°29'09" FOR 63.68 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 459.40 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°14'18" FOR 154.25 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 665.51 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°20'53" FOR 364.12 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.60 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'17" FOR 19.57 FEET; THENCE S 76°06'33" W FOR 9.40 FEET TO A POINT ON THE EAST LINE OF SAID COACH HOMES V AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 76°06'33" W; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 22°09'17" FOR 23.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 656.11 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE

SHEET 1 OF 3
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S:\Jobs\6040\AQUATERRA DESCRIPTIONS\DESCRIPTIONS 2021\6040-NCDD-LF1-SLIVER-5K-LGL.DOC

THROUGH A CENTRAL ANGLE OF 31°20'53" FOR 158.97 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 25°53'03" FOR 203.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9,166 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF GRAND TRIBUTARY LANE, O.R. 2685, PG. 2140, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 78°58'20" E.

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

DESCRIPTION PREPARED: SEPTEMBER 16, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 09-16-21

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

P.O.B.
N.E. CORNER, PHASE 10,
COACH HOUSE V AT
RIVER STRAND, A
PHASE CONDOMINIUM
(O.R. 2524, PG. 7733)

GRAND TRIBUTARY LAKE
(B.B.) (O.R. 2685, PG. 2140)
L2, R.L.
(O.R. 2685, PG. 2140)

SOUTH R.O.W. LINE C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11

PHASE 10
N 85°52'20" W
R.L. 42.15'

COACH HOUSE V AT RIVER STRAND, A PHASE CONDOMINIUM
PHASE 9
PHASE 8
PHASE 7
PHASE 6
PHASE 5
PHASE 4
PHASE 3
PHASE 2
PHASE 1

GRAND TRIBUTARY LAKE
(O.R. 2685, PG. 2140)

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	373.00'	274°45'	121.03'	173.72'	N 65°05'28" E
C2	425.00'	153°40'	122.05'	122.46'	N 70°41'19" E
C3	434.40'	153°40'	125.01'	125.17'	S 70°41'19" W
C4	353.50'	153°32'	120.02'	119.45'	S 63°34'04" W
C5	38.60'	132°29'19"	63.65'	55.52'	S 69°55'14" W
C6	453.40'	157°47'	134.25'	153.53'	S 32°42'12" E
C7	655.51'	3°20'53"	334.12'	352.59'	S 07°24'35" E
C8	50.60'	2°03'17"	19.57'	19.44'	S 02°48'45" E
C9	60.00'	2°03'17"	21.20'	21.06'	N 02°48'45" W
C10	655.11'	3°20'53"	338.97'	354.51'	N 07°24'35" W
C11	450.00'	253°03'	203.29'	291.57'	N 35°07'34" W

UNPLATTED
L-71
(O.R. 2352, PG. 2055)

LINE	BEARING	DISTANCE
L1	N 78°58'20" E	42.15' (B.B.)
L2	S 27°35'43" E	0.40' R.L.
L3	S 78°58'20" W	42.15'
L4	S 78°05'31" W	0.40' R.L.

UNPLATTED
(O.R. 2685, PG. 2140)



- LEGEND**
- PG. PAGE
 - R.L. RADIAL LINE
 - (B.B.) BEARING BASIS
 - R.O.W. RIGHT-OF-WAY
 - LB LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - C1 CURVE 1 OF CURVE TABLE

NOTES:
SEE SHEET 1 AND 2 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.
BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF GRAND TRIBUTARY LAKE, O.R. 2685, PG. 2140, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 78°58'20" E.
DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
PARCEL CONTAINS 0.100 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RICHARD M. RIZ 09-10-2021
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4000
THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
PREPARED SEPTEMBER 15, 2021

BANKS ENGINEERING <small>REGISTERED ENGINEER, PLANNING & LAND SURVEYING 1100 N. W. 13th Ave., Suite 100, Ft. Lauderdale, FL 33304 Phone: (954) 561-1100 Fax: (954) 561-1101 www.banks-engineering.com</small>	SKETCH TO ACCOMPANY DESCRIPTION PORTION OF SECTION 23 MANATEE COUNTY, FLORIDA	
	DATE: 09-15-21 PROJECT: 2021-001	DRAWN: RIZ CHECKED: RIZ



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PHASE III, VERANDA IV AT RIVER STRAND, A PHASE CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 3791, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 03°18'23" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'33" FOR 112.81 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,776.90 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°31'11" FOR 946.50 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 73.10 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 121°46'10" FOR 155.36 FEET; THENCE N 51°57'25" W FOR 120.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 36.90 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°35'52" FOR 19.71 FEET; THENCE N 21°21'53" W FOR 22.01 FEET; THENCE N 68°38'27" E FOR 6.90 FEET; THENCE S 21°21'33" E FOR 22.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°35'52" FOR 16.02 FEET; THENCE S 51°57'25" E FOR 43.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'35" FOR 14.02 FEET; THENCE S 78°44'00" E FOR 41.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°15'01" FOR 13.22 FEET; THENCE N 76°00'58" E FOR 58.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°00'34" FOR 19.90 FEET; THENCE N 38°00'25" E FOR 68.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°18'40" FOR 36.81 FEET; THENCE N 32°18'15" W FOR 82.32 FEET; THENCE N 17°39'57" W FOR 64.36 FEET; THENCE N 19°33'58" E FOR 34.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°01'32" FOR 35.62 FEET; THENCE N 41°27'48" E FOR 7.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 37.95 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 41°27'48" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°37'37" FOR 44.13 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE

SHEET 1 OF 6

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S:\jobs\6040\AQUATERRA DESCRIPTIONS\DESCRIPTIONS 2021\6040-NCDD-GH-24-SLIVER-SK-LGL.DOC

LEFT HAVING A RADIUS OF 104.05 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°27'07" FOR 73.28 FEET; THENCE S 23°21'42" E FOR 12.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 204.05 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'34" FOR 31.35 FEET; THENCE S 32°18'15" E FOR 52.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.95 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°18'40" FOR 46.57 FEET; THENCE S 38°00'25" W FOR 60.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.05 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°28'36" FOR 61.65 FEET; THENCE S 15°28'11" E FOR 57.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.05 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°12'39" FOR 57.69 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,777.95 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°51'19" FOR 554.07 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 37.05 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'43" FOR 60.35 FEET; THENCE N 00°09'14" W FOR 173.34 FEET; THENCE N 89°50'46" E FOR 25.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 58.36 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 71°43'32" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 110°25'32" FOR 112.48 FEET; THENCE S 51°20'00" E FOR 80.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°29'15" FOR 102.08 FEET; THENCE N 70°10'45" E FOR 61.29 FEET; THENCE S 05°06'50" E FOR 235.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 00°48'57" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°07'20" FOR 66.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 96,538.9 SQUARE FEET OR 2.216 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE UNPLATTED LANDS "L-A2", O.R. 2362, PG. 2095, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00°09'14" W.

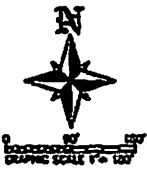
PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: SEPTEMBER 22, 2021

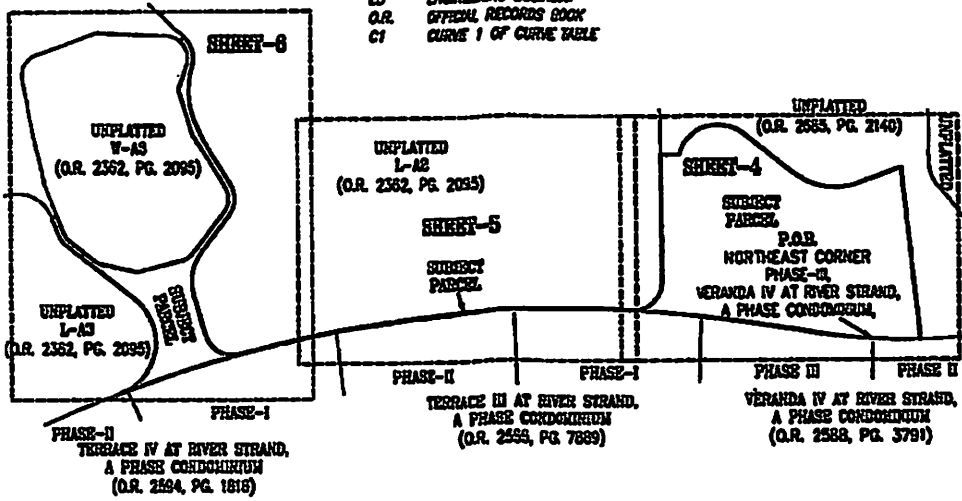
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 09-22-21

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



- LEGEND**
- PG. PAGE
 - R.L. RADIAL LINE
 - LB LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - CI CURVE 1 OF CURVE TABLE



NOTES:
SEE SHEET 1 AND 2 OF 6 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

*****THIS IS NOT A SURVEY*****

BEARINGS ARE BASED ON THE EAST LINE OF THE UNPLATTED LANDS "L-A2", O.R. 2362, PG. 2095, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00°09'14" W.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 98,539 SQUARE FEET OR 2.22 ACRES MORE OR LESS.

RICHARD M. RITZ 09-22-2021
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

KEY SHEET

PREPARED SEPTEMBER 22, 2021

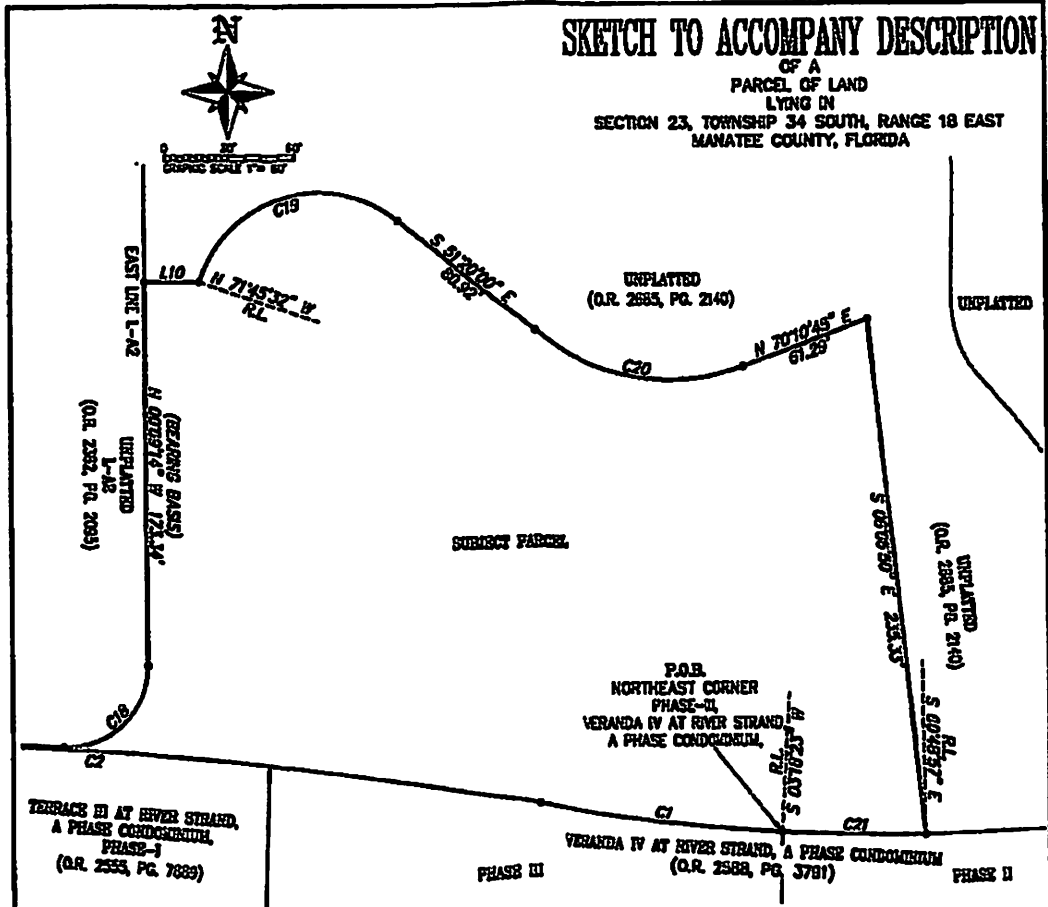
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SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	OWNER	PROJECT	SCALE	SHEET	OF	FILE NO. (S-1-1)
09-22-21	2302	23-02-01-001		DBS	2302	1"=100'	3	8	23-24-113

SKETCH TO ACCOMPANY DESCRIPTION
 OF A
 PARCEL OF LAND
 LYING IN
 SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



TERRACE II AT RIVER STRAND,
 A PHASE CONDOMINIUM,
 PHASE-I
 (O.R. 2553, PG. 7889)

P.O.B.
 NORTHEAST CORNER
 PHASE-II
 VERANDA IV AT RIVER STRAND
 A PHASE CONDOMINIUM
 (O.R. 2588, PG. 3781)

CURVE TABLE

CURVE	RADIUS	DELTA	ABC	CHORD	CHORD BEARING
C1	928.07	70°33'	712.81	112.74'	N 83°10'51" W
C2	1778.90	50°37'11"	1465.50	935.35'	S 85°04'20" W
C3	32.05	93°19'45"	62.35	51.90'	N 48°32'30" E
C4	58.35	118°25'32"	112.45	95.65'	N 73°27'14" E
C5	120.07	57°29'15"	122.05	87.71'	S 80°54'37" E
C6	928.07	40°20'	68.67	65.15'	N 85°45'17" W

- LEGEND**
- PG. PAGE
 - P.L. RADIAL LINE
 - LB LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - C1 CURVE 1 OF CURVE TABLE

LINE TABLE

LINE	BEARING	DISTANCE
L1D	N 85°50'45" E	25.51'

*****THIS IS NOT A SURVEY*****

BANKS ENGINEERING
 PROFESSIONAL ENGINEERS, PLANNERS, SURVEYORS
 1000 N. GULF BLVD., SUITE 100
 TAMPA, FLORIDA 33602
 (813) 288-1111

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECK	SCALE	SHEET	OF	FILE NO.
09-23-01	0340	200-03-030	020	1"=50'	4	6	25-34-13

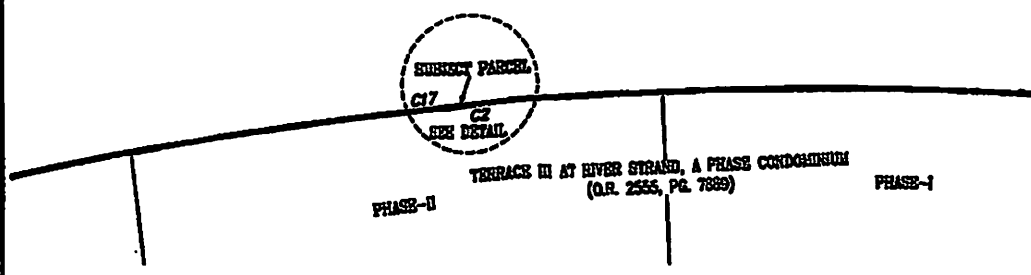
SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



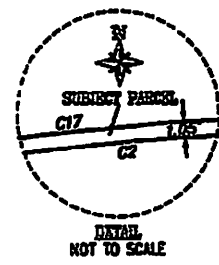
- LEGEND**
- PG. PAGE
 - R.L. RADIAL LINE
 - L.B. LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - ED ENGINEERED BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - C1 CURVE 1 OF CURVE TABLE

UNPLATTED
L-42
(O.R. 2382, PG. 2085)



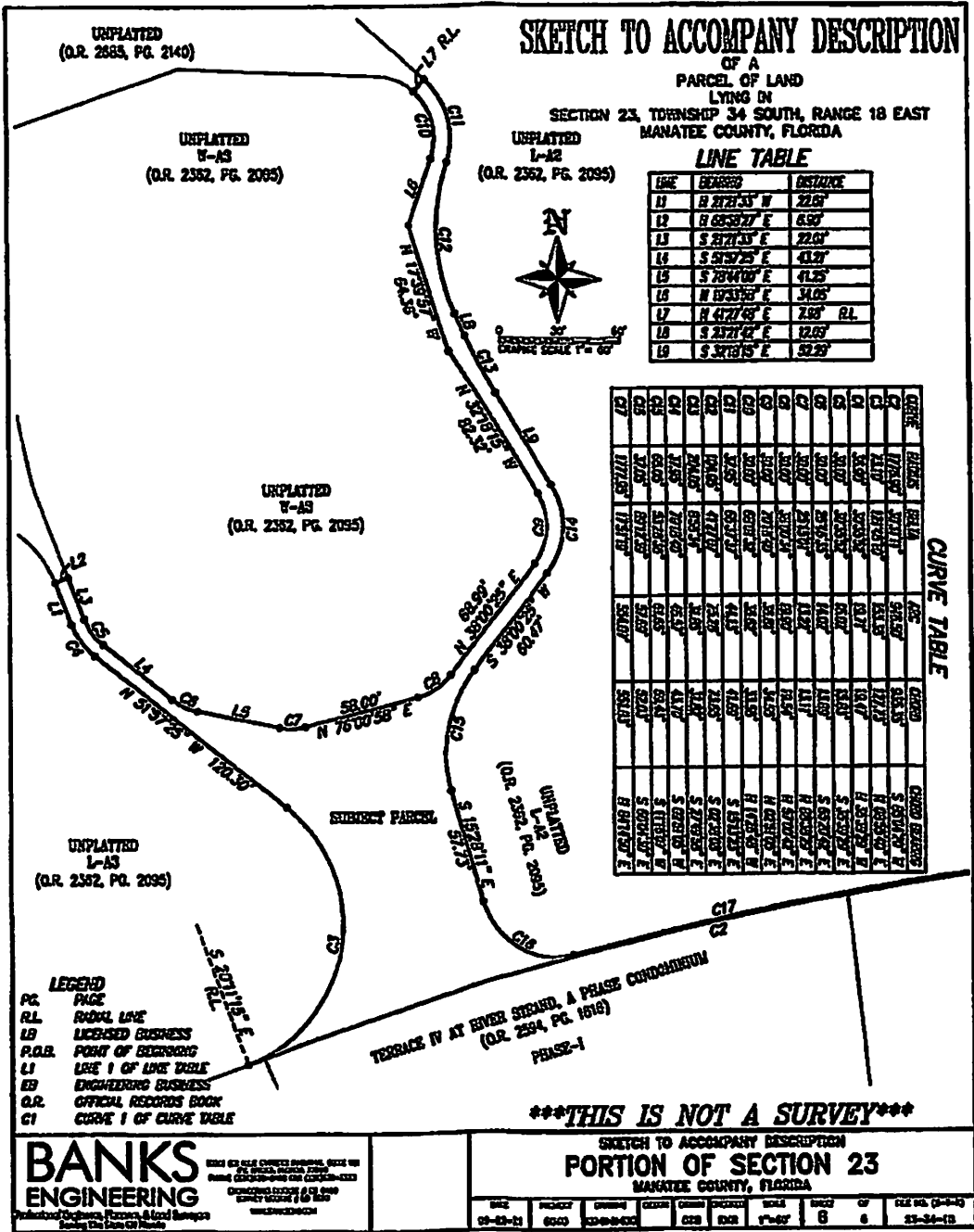
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	1772.90'	303°11'	948.50'	638.35'	S 85°04'20" W
C17	1772.95'	175°15'	534.07'	552.83'	N 84°45'00" E



*****THIS IS NOT A SURVEY*****

<p>BANKS ENGINEERING</p> <p>REGISTERED ENGINEER, PROFESSIONAL SURVEYOR MANATEE COUNTY, FLORIDA</p> <p>1000 W. GOLF COURSE BLVD., SUITE 100 PALM BAY, FLORIDA 32909 TEL: 321-733-1111 WWW.BANKSENG.COM</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION PORTION OF SECTION 23 MANATEE COUNTY, FLORIDA</p>	<p>DATE: 09-23-21 PROJECT: 2021-01-001 OWNER: [REDACTED] DESIGN: [REDACTED] SCALE: AS SHOWN SHEET: 5 OF 8 JOB NO. 21-01-001</p>
	<p>THIS SKETCH IS A PRELIMINARY SKETCH AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF BANKS ENGINEERING. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>	



SKETCH TO ACCOMPANY DESCRIPTION
 OF A
 PARCEL OF LAND
 LYING IN
 SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°23'33" W	22.61'
L2	N 65°33'27" E	6.50'
L3	S 27°23'33" E	22.61'
L4	S 65°33'27" E	41.21'
L5	S 73°44'00" E	41.25'
L6	N 67°33'27" E	34.05'
L7	N 42°27'45" E	2.98' RL
L8	S 27°23'33" E	12.65'
L9	S 27°23'15" E	52.23'

CURVE TABLE

CURVE	BEARING	BEHA	ASC	CORD	CORD BEARING
C1	N 27°23'33" W	22.61'	345.87'	5.60'	S 67°07'00" E
C2	N 65°33'27" E	6.50'	12.13'	19.47'	N 65°33'27" E
C3	S 27°23'33" E	22.61'	18.37'	19.47'	N 27°23'33" E
C4	S 65°33'27" E	41.21'	60.07'	18.87'	S 65°33'27" E
C5	S 73°44'00" E	41.25'	110.07'	18.87'	S 73°44'00" E
C6	N 67°33'27" E	34.05'	110.07'	18.87'	N 67°33'27" E
C7	N 42°27'45" E	2.98' RL	11.17'	11.17'	N 42°27'45" E
C8	S 27°23'33" E	12.65'	18.87'	11.17'	S 27°23'33" E
C9	S 27°23'15" E	52.23'	34.05'	11.17'	S 27°23'15" E
C10	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E
C11	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E
C12	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E
C13	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E
C14	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E
C15	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E
C16	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E
C17	S 27°23'15" E	52.23'	41.17'	41.17'	S 27°23'15" E

- LEGEND**
- PC PAGE
 - RL ROAD LINE
 - LB LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - C1 CURVE 1 OF CURVE TABLE

*****THIS IS NOT A SURVEY*****

<p>BANKS ENGINEERING</p> <p>REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 12345 1000 BANKS DRIVE TAMPA, FLORIDA 33601 (813) 288-1234</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION PORTION OF SECTION 23 MANATEE COUNTY, FLORIDA</p>	
	<p>DATE: 09-23-21</p> <p>PROJECT: 6000</p> <p>DRAWN: JLD/BJC</p> <p>CHECKED: CJB</p> <p>SCALE: 1"=60'</p> <p>SHEET: 6</p> <p>OF: 6</p> <p>FILE NO. (P-14): 21-34-13</p>	



Professional Engineers, Planners & Land Surveyors

DESCRIPTION

OF A

PARCEL OF LAND

LYING IN

SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE,
LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 00°08'21" E ALONG
THE WEST LINE OF SAID SECTION FOR 463.16 FEET TO THE POINT OF BEGINNING OF A PARCEL
OF LAND HEREBY DESCRIBED; THENCE CONTINUE N 00°08'21" E ALONG SAID WEST LINE FOR
1,611.04 FEET; THENCE S 89°51'59" E LEAVING SAID WEST LINE FOR 63.09 FEET TO A POINT ON THE
WEST LINE OF (UNPLATTED) LAKE "A", RECORDED IN OFFICIAL RECORDS BOOK 2362, PAGE 2095,
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE BEGINNING OF A NON-TANGENT
CURVE TO THE LEFT HAVING A RADIUS OF 117.65 FEET AND TO WHICH POINT OF CURVE A
RADIAL LINE BEARS N 57°04'34" W; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID
CURVE THROUGH A CENTRAL ANGLE OF 32°47'06" FOR 67.32 FEET; THENCE S 00°08'21" W ALONG
SAID WEST LINE FOR 221.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A
RADIUS OF 1,005.65 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE
THROUGH A CENTRAL ANGLE OF 08°13'27" FOR 144.35 FEET TO THE BEGINNING OF A REVERSE
CURVE TO THE RIGHT HAVING A RADIUS OF 1,111.25 FEET; THENCE SOUTHERLY ALONG SAID
WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16°26'54" FOR 319.01 FEET TO THE
BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,005.65 FEET; THENCE
SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°13'27"
FOR 144.35 FEET; THENCE S 00°08'21" W FOR 349.01 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT HAVING A RADIUS OF 105.65 FEET; THENCE SOUTHEASTERLY ALONG SAID WEST LINE AND
SAID CURVE THROUGH A CENTRAL ANGLE OF 47°09'37" FOR 56.96 FEET; THENCE S 47°01'17" E
ALONG SAID WEST LINE FOR 157.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE
RIGHT HAVING A RADIUS OF 495.53 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS
N 42°59'10" E; THENCE SOUTHEASTERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A
CENTRAL ANGLE OF 04°34'06" FOR 39.51 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE
LEFT HAVING A RADIUS OF 57.65 FEET; THENCE SOUTHEASTERLY ALONG SAID WEST LINE AND
SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'24" FOR 6.80 FEET TO THE NORTHWEST
CORNER OF TRACT 501, HEIGHT HARBOR, SUBPHASE 1, UNIT 2, PLAT BOOK 56, PAGES 67
THROUGH 89, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 45°49'25" E ALONG
THE WEST LINE OF SAID TRACT FOR 48.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
TO THE RIGHT HAVING A RADIUS OF 740.77 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE
BEARS N 43°47'00" E; THENCE SOUTHEASTERLY ALONG SAID WEST LINE AND SAID CURVE
THROUGH A CENTRAL ANGLE OF 22°17'10" FOR 258.13 FEET; THENCE S 02°01'51" W ALONG SAID

SHEET 1 OF 1

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S:\Jobs\60xx\6040\QUATERRA DESCRIPTIONS\DESCRIPTIONS 2021\6040-NCDD-L44-SUVER-SK-L6L.DOC

WEST LINE FOR 40.57 FEET TO A POINT ON THE NORTH LINE OF PORT HARBOUR PARKWAY, RECORDED IN OFFICIAL RECORDS BOOK 2381, PAGE 2887, MANATEE COUNTY, PUBLIC RECORDS; THENCE N 87°58'09" W ALONG SAID NORTH LINE FOR 17.46 FEET; THENCE S 02°01'51" W ALONG SAID NORTH LINE FOR 12.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.50 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 89°08'39" FOR 59.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,050.00 FEET; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'09" FOR 91.31 FEET; THENCE N 89°51'39" W ALONG SAID NORTH LINE FOR 196.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.50 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 60.43 FEET TO A POINT ON THE EAST LINE OF KAY ROAD NORTHEAST; THENCE N 00°08'21" E ALONG SAID EAST LINE FOR 163.69 FEET; THENCE N 89°51'39" W FOR 42.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 159,565 SQUARE FEET OR 3.66 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00°08'21" E.

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

DESCRIPTION PREPARED: SEPTEMBER 08, 2021

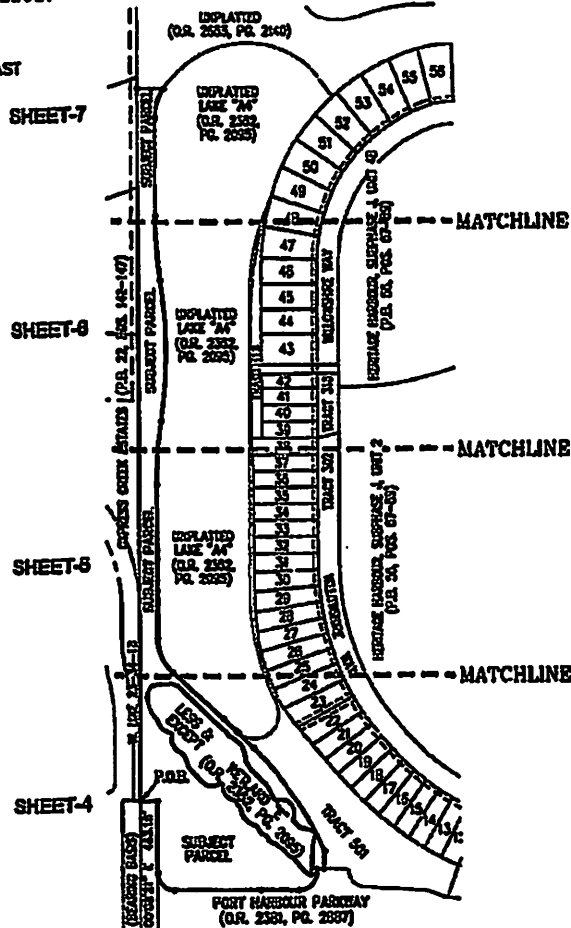
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 09-08-21

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



- LEGEND**
- PG. PAGE
 - PGS. PAGES
 - RANG. RANGE
 - SEC. SECTION
 - TOWNSHIP TOWNSHIP
 - P.B. PLAT BOOK
 - R.L. RADIAL LINE
 - L.D. LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L.I. LINE 1 OF LINE TABLE
 - E.B. ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.C. POINT OF COMMENCEMENT
 - C1 CURVE 1 OF CURVE TABLE



NOTES:
SEE SHEET 1 AND 2 OF 7 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00°32' E.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 159,525 SQUARE FEET OR 3.63 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

P.O.C.
S.W. CORNER
SEC. 23, TWP. 34 S., RANG. 18 E.
MANATEE COUNTY,
FLORIDA

RICHARD M. RIZZ 09-03-2021
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED SEPTEMBER 03, 2021

KEY SHEET

BANKS ENGINEERING

MAN AND MEASUREMENTS MADE BY
R.M. RIZZ, LICENSED SURVEYOR
STATE LICENSE NO. 4009 (11/19/00-03/01/21)

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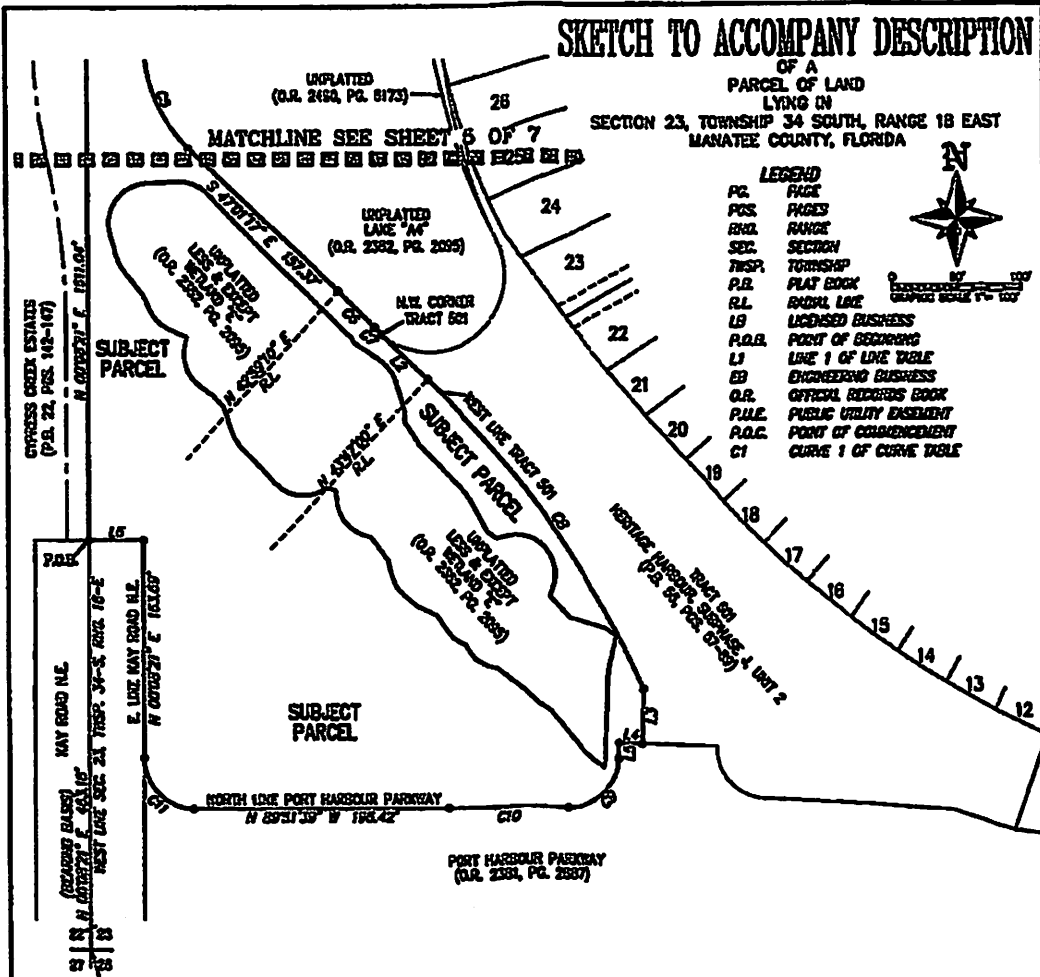
SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	OWNER	DESIGNER	SCALE	SHEET	OF	FILE NO. (SHEET)
09-03-21	6040	103-09-0000	END	END	3	7	22-04-00

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

- LEGEND**
- PG. PAGE
 - POS. PAGES
 - RNG. RANGE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - P.L. PLAT BOOK
 - R.L. RADIAL LINE
 - L.B. LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
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 - P.O.C. POINT OF COMMENCEMENT
 - C1. CURVE 1 OF CURVE TABLE



P.O.B.
S.W. CORNER
SEC. 23, TWP. 34 S., RANG. 18 E.
MANATEE COUNTY,
FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°47'23" E	48.92
L2	S 02°01'51" W	40.57
L3	N 87°59'02" W	17.48
L4	S 02°01'51" W	12.02
L5	N 89°51'39" W	42.09

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	105.65	47°09'37"	84.00	54.33	S 22°20'21" E
C2	424.57	4°34'00"	52.50	39.50	S 44°43'47" E
C3	82.83	4°32'24"	4.89	4.79	S 63°07'25" E
C4	240.77	22°17'18"	224.13	262.13	S 33°07'25" E
C5	34.59	89°59'39"	34.00	54.00	S 02°01'51" W
C6	8062.00	1°02'09"	82.31	84.31	N 87°59'02" W
C7	38.67	80°20'00"	82.00	84.45	N 45°27'39" W

*****THIS IS NOT A SURVEY*****

BANKS ENGINEERING
MEMORANDUM TO THE RECORDS
 THIS DRAWING IS THE PROPERTY OF BANKS ENGINEERING
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SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

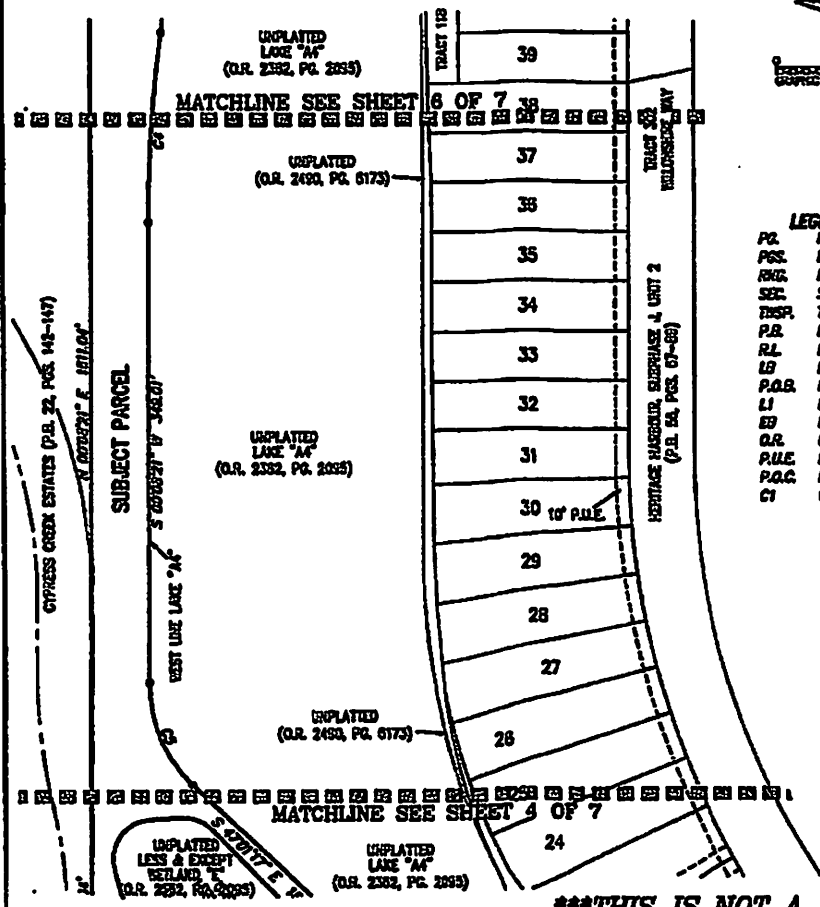
DATE	PROJECT	DRAWING	DESIGN	CHECK	DATE	SCALE	SHEET	OF	SEE PG. (S-14)
08-03-21	8040	020-08-0302	0200	0200	08-03-21	1"=100'	4	7	18-54-03

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1000.00'	813.27°	144.35'	144.23'	S 07°53'04" W
C2	100.00'	47°29'27"	68.90'	64.51'	S 83°28'28" E



- LEGEND**
- PG. PAGE
 - PGS. PAGES
 - RNG. RANGE
 - SEC. SECTION
 - TOWSP. TOWNSHIP
 - P.L. PLAT BOOK
 - R.L. RECORD LINE
 - L.B. LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L.I. LINE 1 OF LINE TABLE
 - E.D. EXHIBITING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
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 - P.O.C. POINT OF COMMENCEMENT
 - C1 CURVE 1 OF CURVE TABLE

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SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

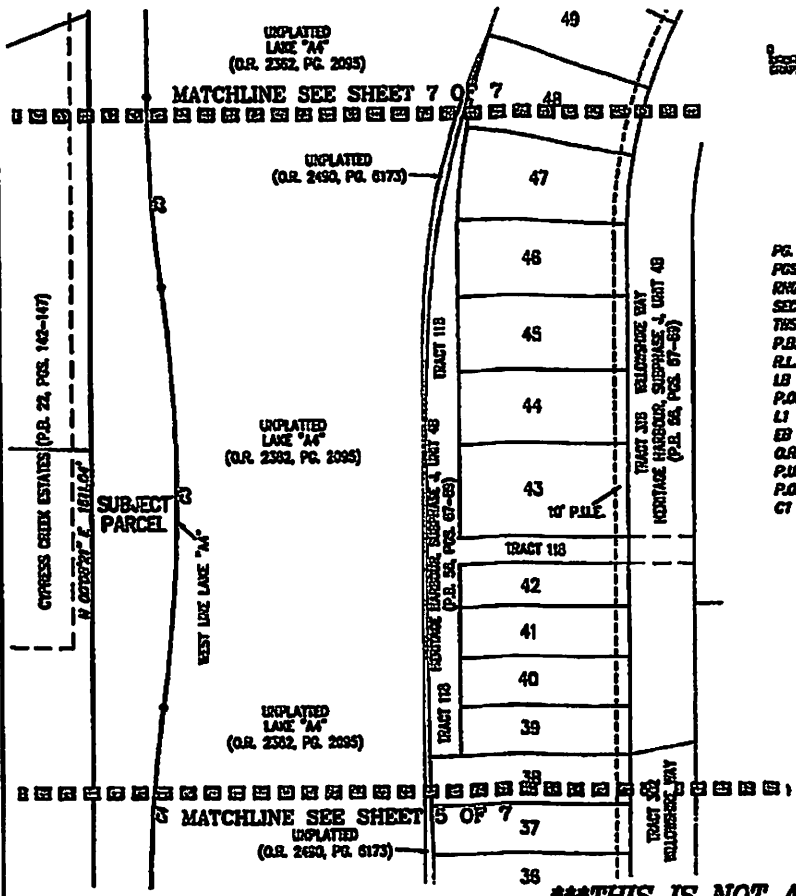
DATE	PROJECT	DRAWN	CHECKED	DATE	SCALE	SHEET	OF	FILE NO. (S-10-02)
02-08-01	8243	222-88-0001	000	02/08	1"=100'	5	7	25-84-03

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1026.85	81.577	144.35	144.57	S 0155°23' E
C2	1111.25	162.854	328.67	327.97	S 0052°21' W
C3	1026.85	81.577	144.35	144.57	S 0155°24' W



- LEGEND**
- PG. PAGE
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 - P.O.C. POINT OF COMMENCEMENT
 - CT CURVE 1 OF CURVE TABLE

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<p>BANKS ENGINEERING</p> <p>REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA, LICENSE NO. 12345 PHONE (813) 555-1234 CORPORATE OFFICE: 12345 MAIN ST., TAMPA, FL 33601 RESIDENTIAL OFFICE: 67890 GOLF COURSE RD., TAMPA, FL 33602</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION PORTION OF SECTION 23 MANATEE COUNTY, FLORIDA</p>	
	<p>DATE: 03-03-21</p> <p>DRAWN BY: 0040</p> <p>CHECKED BY: 0000</p> <p>SCALE: 1"=100'</p> <p>SHEET: 8</p>	<p>OF: 7</p> <p>FILE NO. (P-4-43): 23-34-18</p>

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN

SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

LINE TABLE

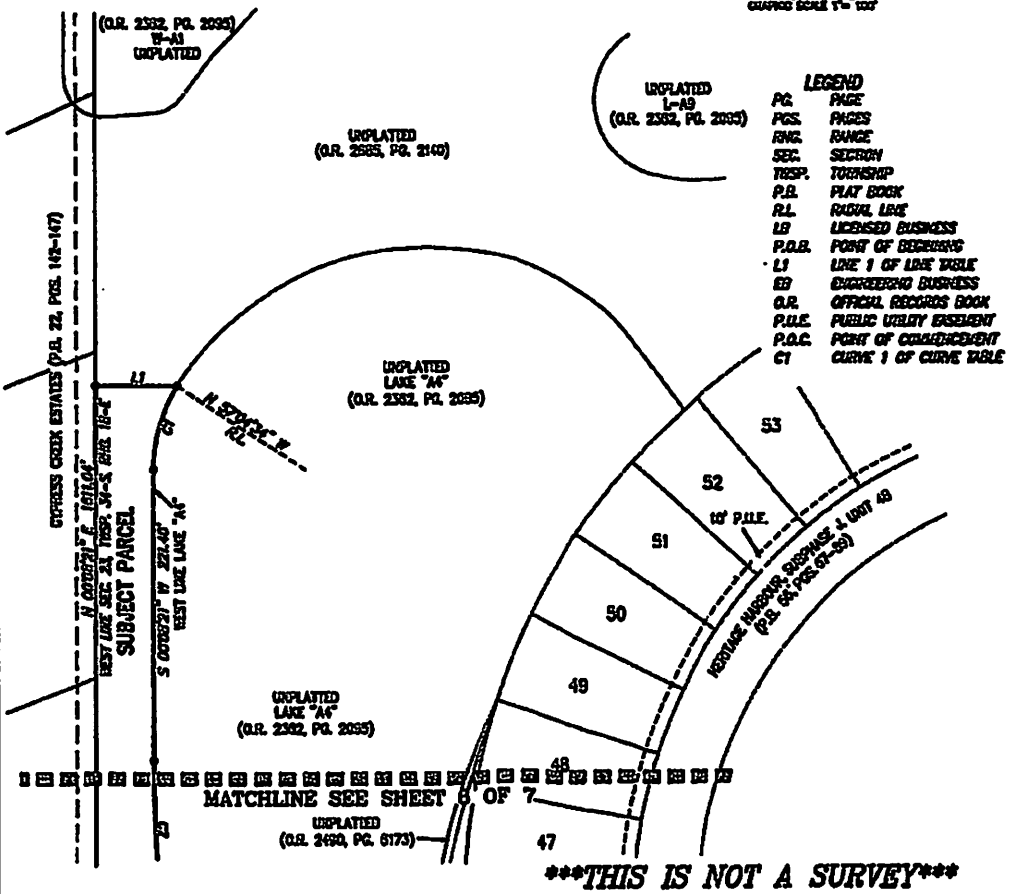
LINE	BEARING	DISTANCE
L1	S 89°51'39" E	63.65'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	117.65'	34°47'05"	62.35'	63.61'	S 89°51'39" E
C2	100.85'	81°37'17"	144.35'	144.35'	S 00°59'27" E



GRAPHIC SCALE 1" = 100'



- LEGEND**
- UNPLATED L-A9 (O.R. 2382, PG. 2085)
 - PG. PAGE
 - PGS. PAGES
 - RNG. RANGE
 - SEC. SECTION
 - TRSP. TOWNSHIP
 - P.B. PLAT BOOK
 - R.L. RADIAL LINE
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 - C1 CURVE 1 OF CURVE TABLE

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532 531 530 529 528 527 526 525 524 523 522 521 520 519 518 517 516 515 514 513 512 511 510 509 508 507 506 505 504 503 502 501 500 499 498 497 496 495 494 493 492 491 490 489 488 487 486 485 484 483 482 481 480 479 478 477 476 475 474 473 472 471 470 469 468 467 466 465 464 463 462 461 460 459 458 457 456 455 454 453 452 451 450 449 448 447 446 445 444 443 442 441 440 439 438 437 436 435 434 433 432 431 430 429 428 427 426 425 424 423 422 421 420 419 418 417 416 415 414 413 412 411 410 409 408 407 406 405 404 403 402 401 400 399 398 397 396 395 394 393 392 391 390 389 388 387 386 385 384 383 382 381 380 379 378 377 376 375 374 373 372 371 370 369 368 367 366 365 364 363 362 361 360 359 358 357 356 355 354 353 352 351 350 349 348 347 346 345 344 343 342 341 340 339 338 337 336 335 334 333 332 331 330 329 328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304 303 302 301 300 299 298 297 296 295 294 293 292 291 290 289 288 287 286 285 284 283 282 281 280 279 278 277 276 275 274 273 272 271 270 269 268 267 266 265 264 263 262 261 260 259 258 257 256 255 254 253 252 251 250 249 248 247 246 245 244 243 242 241 240 239 238 237 236 235 234 233 232 231 230 229 228 227 226 225 224 223 222 221 220 219 218 217 216 215 214 213 212 211 210 209 208 207 206 205 204 203 202 201 200 199 198 197 196 195 194 193 192 191 190 189 188 187 186 185 184 183 182 181 180 179 178 177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	APPROVED	SCALE	SHEET	OF	FILE NO. (1-9-0)
05-09-21	62-03	23-04-032	032	032	1"=100'	7	7	23-04-12



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN



SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE,
LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 183, HERITAGE HARBOUR, SUBPHASE J, UNIT
3A, RECORDED IN PLAT BOOK 56, PAGES 190 THROUGH 194, PUBLIC RECORDS OF MANATEE
COUNTY, FLORIDA, THE SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT
HAVING A RADIUS OF 425.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS
N 67°09'13" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
13°08'00" FOR 97.42 FEET; THENCE N 35°58'47" W FOR 15.10 FEET TO THE BEGINNING OF A CURVE
TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 33°01'21" FOR 216.13 FEET; THENCE N 02°57'26" W FOR 98.11 FEET
TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET; THENCE
NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'21" FOR 31.20 FEET;
THENCE N 07°09'48" W FOR 111.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A
RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 91°58'34" FOR 40.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT
HAVING A RADIUS OF 1,475.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 13°06'40" FOR 337.52 FEET; THENCE S 07°55'18" W FOR 127.37 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,355.00 FEET AND TO
WHICH POINT OF CURVE A RADIAL LINE BEARS S 12°58'56" W; THENCE EASTERLY ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 14°27'11" FOR 341.80 FEET; THENCE S 01°28'15" E FOR 2.55
FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF
1,357.55 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 01°28'15" E; THENCE
WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°04'16" FOR 309.71 FEET TO
THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 37.45 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°13'40" FOR 66.17
FEET; THENCE S 00°22'21" W FOR 60.55 FEET; THENCE N 89°37'39" W FOR 7.55 FEET; THENCE
N 00°22'21" E FOR 178.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF
30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
88°03'31" FOR 46.11 FEET; THENCE N 87°41'10" W FOR 47.07 FEET; THENCE N 62°49'17" W FOR 38.11
FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00
FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 07°10'44" E; THENCE WESTERLY
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'04" FOR 9.42 FEET; THENCE

SHEET 1 OF 6

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S 79°11'41" W FOR 64.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°52'05" FOR 23.49 FEET; THENCE S 34°19'36" W FOR 64.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 55°40'23" W; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'45" FOR 6.59 FEET; THENCE S 21°43'52" W FOR 33.96 FEET; THENCE S 32°21'09" W FOR 28.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°51'41" FOR 11.57 FEET; THENCE S 09°25'28" W FOR 45.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°14'00" FOR 10.07 FEET; THENCE S 09°44'31" E FOR 29.02 FEET; THENCE S 02°29'18" E FOR 32.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'52" FOR 10.20 FEET; THENCE S 21°36'09" E FOR 30.73 FEET; THENCE S 03°11'32" E FOR 21.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°29'01" FOR 13.34 FEET; THENCE S 33°40'32" E FOR 18.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°23'59" FOR 8.59 FEET; THENCE S 50°04'30" E FOR 69.26 FEET; THENCE S 53°07'37" E FOR 29.25 FEET; THENCE S 32°35'12" E FOR 42.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 29.59 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 57°04'49" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°19'25" FOR 5.40 FEET; THENCE S 43°14'34" E FOR 48.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°30'00" FOR 28.01 FEET; THENCE N 83°15'26" E FOR 50.20 FEET; THENCE S 05°45'15" E FOR 29.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 845.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 05°45'15" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'01" FOR 29.01 FEET; THENCE S 85°12'46" W FOR 116.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 47,316 SQUARE FEET OR 1.09 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF HERITAGE HARBOUR, SUBPHASE J, UNIT 3A, FLAT BOOK 36, PAGES 190 THROUGH 194, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 86°12'46" W.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

DESCRIPTION PREPARED: APRIL 10, 2017

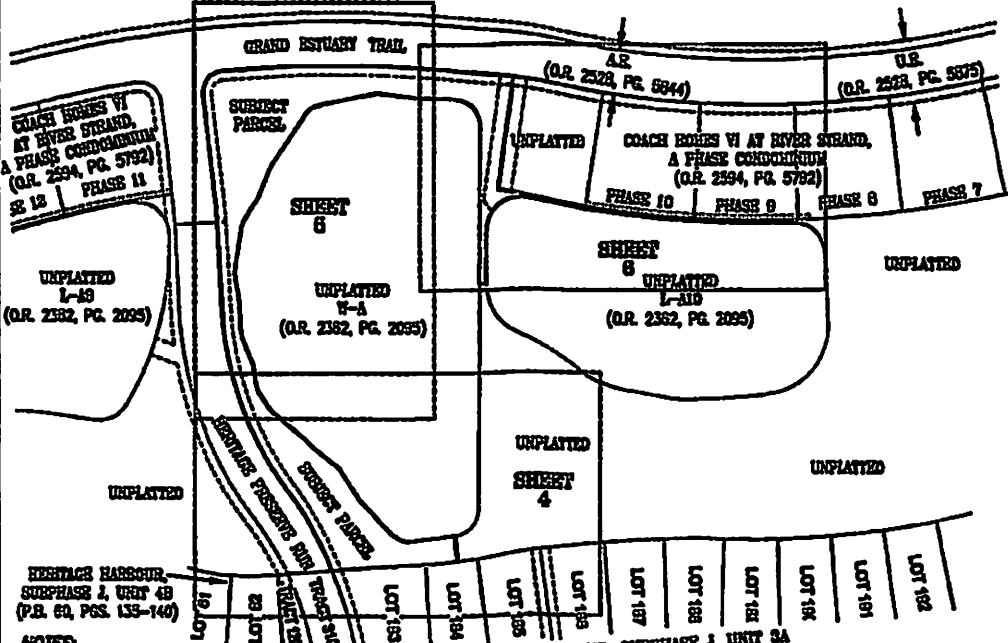
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4809
DATE SIGNED: 04-10-2017

- LEGEND**
- PG. PAGE
 - PGS. PAGES
 - R.L. RURAL LINE
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - LE LICENSED EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - C1 CURVE 1 OF CURVE TABLE
 - L.M.E. LAKE MAINTENANCE EASEMENT



SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



NOTES:
SEE SHEET 1 AND 2 OF 8 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH LINE OF HERITAGE HARBOUR, SUBPHASE J, UNIT 3A, P.B. 56, PGS. 160-194, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 88°12'45" W.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 47,316 SQUARE FEET OR 1.09 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RICHARD M. RIZZ 04-10-2017
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEAR THE SIGNATURE AND GEOMETRIC PRESSED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED APRIL 10, 2017

KEY SHEET

BANKS ENGINEERING
Professional Engineers, Surveyors & Geotechnical Engineers
1000 N. ...
TAMPA, FLORIDA 33602
PH: 813-281-1100
FAX: 813-281-1101
WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION									
PORTION OF SECTION 23									
MANATEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWN	CHECKED	DATE	SCALE	SHEET	OF	REV. NO.	DATE
03-23-17	L176	03-23-17	03-23-17	03-23-17	1"=130'	3	8	03-24-18	

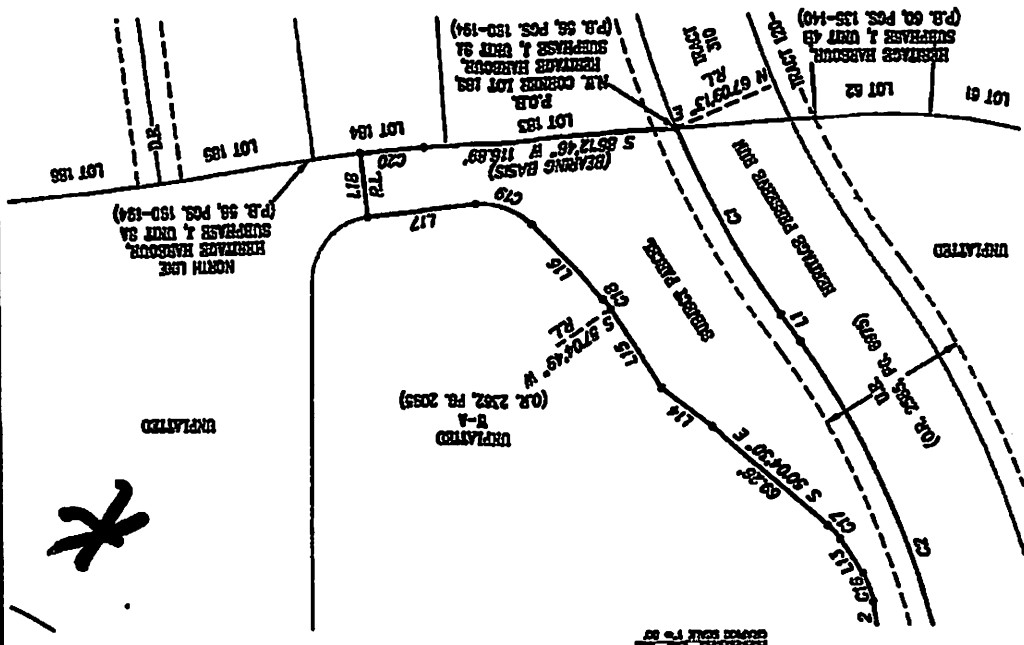
*****THIS IS NOT A SURVEY*****

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	428.00'	138.00'	87.42'	87.30'	N 282°47' W
C2	372.00'	130.71'	213.15'	216.12'	N 182°02' W
C3	30.00'	232.01'	13.34'	13.23'	S 205°02' E
C4	30.00'	162.33'	8.58'	8.58'	S 41°32' E
C5	29.99'	107.92'	5.40'	5.40'	S 30°03' E
C6	30.00'	53.30'	27.01'	27.01'	S 68°59' E
C7	845.00'	138.01'	29.01'	29.01'	S 85°13' W

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 35°38' W	19.10'
L2	S 35°03' E	18.75'
L3	S 30°17' E	28.25'
L4	S 25°52' E	42.45'
L5	S 17°14' E	48.35'
L6	N 85°16' E	50.20'
L7	S 65°19' E	28.15'

LINE TABLE



SKETCH TO ACCOMPANY DESCRIPTION
 OF A
 PARCEL OF LAND
 LYING IN
 SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

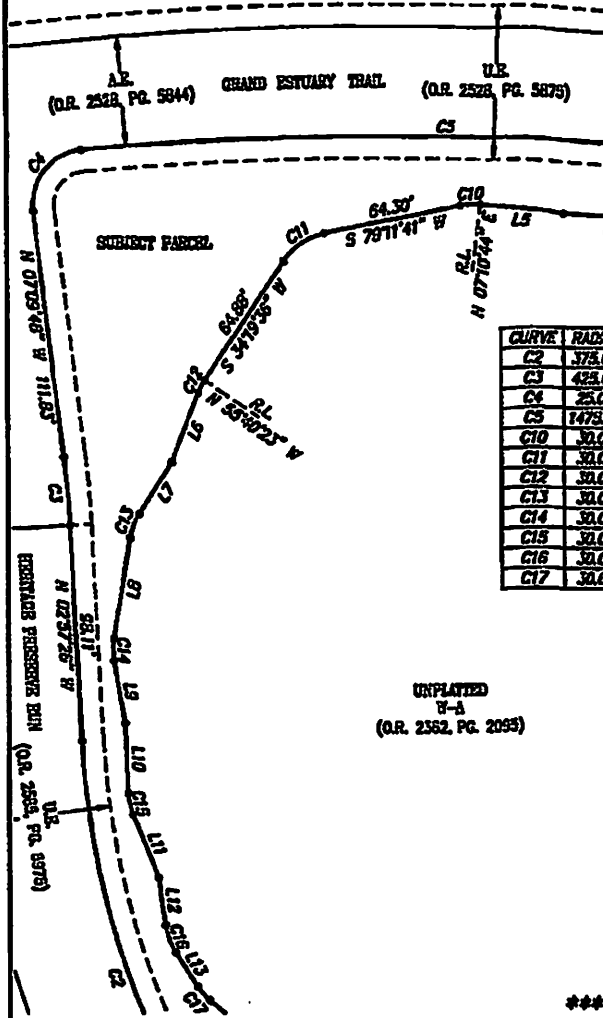
NOTE
 SEE SHEET 3 OF 6 FOR LEGEND.

NOTE:
SEE SHEET 3 OF 6 FOR LEGEND.



SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	375.00'	33°01'21"	218.13'	213.15'	N 18°28'07" W
C3	425.00'	47°22'1"	31.20'	31.19'	N 05°03'37" W
C4	25.00'	91°58'34"	40.15'	35.95'	N 38°49'28" E
C5	1475.00'	13°05'40"	337.67'	335.79'	S 88°37'54" E
C10	30.00'	17°59'04"	9.42'	8.38'	S 88°11'12" W
C11	30.00'	44°32'05"	23.48'	22.50'	S 56°45'38" W
C12	30.00'	12°35'45"	6.59'	6.58'	S 28°01'44" W
C13	30.00'	22°31'41"	11.97'	11.89'	S 20°35'19" W
C14	30.00'	19°14'00"	10.07'	10.02'	S 00°07'31" E
C15	30.00'	19°28'52"	10.20'	10.15'	S 12°13'44" E
C16	30.00'	25°29'01"	13.34'	13.23'	S 20°55'02" E
C17	30.00'	15°23'59"	8.59'	8.56'	S 41°52'52" E

UNPLATTED
T-A
(O.R. 2362, PG. 2093)

LINE TABLE

LINE	BEARING	DISTANCE
L5	N 82°49'17" W	38.11'
L6	S 21°43'52" W	33.96'
L7	S 39°21'09" W	38.09'
L8	S 09°29'28" W	43.97'
L9	S 09°44'31" E	29.02'
L10	S 02°28'18" E	32.21'
L11	S 21°58'09" E	30.73'
L12	S 08°11'32" E	21.58'
L13	S 33°40'32" E	18.73'

THIS IS NOT A SURVEY

BANKS ENGINEERING

MANATEE COUNTY, FLORIDA
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
DATE: 12/15/12

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	CHECK	SCALE	SHEET	OF	REV. NO.
03-12-12	1278	23-03-02	DES	DES	1"=50'	5	6	23-04-12



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN

SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE,
LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PHASE 16, COACH HOMES IV AT RIVER STRAND, A
PHASE CONDOMINIUM, OFFICIAL RECORDS BOOK 2594, PAGE 5792, PUBLIC RECORDS OF
MANATEE COUNTY, FLORIDA; THENCE N 78°21'32" W FOR 42.44 FEET TO THE BEGINNING OF A
CURVE TO THE LEFT HAVING A RADIUS OF 845.00 FEET; THENCE WESTERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 08°05'40" FOR 119.38 FEET TO THE POINT OF BEGINNING OF A
PARCEL OF LAND HEREIN DESCRIBED; THENCE S 03°32'48" W FOR 3.45 FEET TO THE BEGINNING OF
A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 841.55 FEET AND TO WHICH POINT
OF CURVE A RADIAL LINE BEARS N 03°32'48" E; THENCE WESTERLY ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 20°24'16" FOR 299.70 FEET; THENCE S 73°08'32" W FOR 235.22 FEET;
THENCE N 15°48'55" W FOR 3.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT
HAVING A RADIUS OF 1,355.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS
S 15°48'55" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'32"
FOR 24.65 FEET; THENCE N 73°08'32" E FOR 210.51 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT HAVING A RADIUS OF 845.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 20°24'16" FOR 300.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,849.3 SQUARE FEET OR 0.042 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF PHASE 16, COACH HOMES IV AT RIVER STRAND, A
PHASE CONDOMINIUM, OFFICIAL RECORDS BOOK 2594, PAGE 5792, PUBLIC RECORDS OF
MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 78°21'32" W.

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

DESCRIPTION PREPARED: MARCH 29, 2017

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 03-29-2017

SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

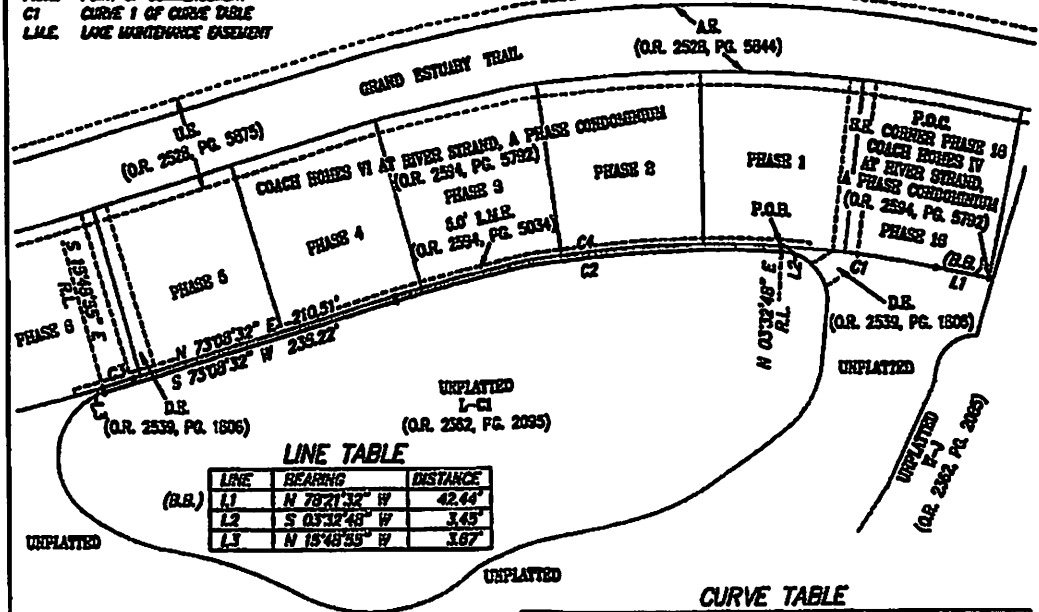
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- LEGEND**
- PL PAGE
 - RL RIGID LINE
 - (D.B.) BORING BASIS
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - L.B. LICENSED BUSINESS
 - D.E. DRAINAGE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - E.B. ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - P.O.C. POINT OF COMMENCEMENT
 - C1 CURVE 1 OF CURVE TABLE
 - L.M.E. LAKE MAINTENANCE EASEMENT



SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°21'32" W	42.44'
L2	S 03°32'48" W	3.45'
L3	N 15°48'55" W	3.67'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	845.00'	87°05'40"	119.38'	119.28'	N 82°24'22" W
C2	841.45'	20°24'18"	299.70'	299.11'	S 83°20'40" W
C3	1335.00'	1°02'32"	24.63'	24.63'	N 73°39'48" E
C4	845.00'	20°24'18"	300.92'	299.34'	N 83°20'40" E

NOTES:
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE SOUTH LINE OF PHASE 16, COACH HOMES IV AT RIVER STRAND, A PHASE CONDOMINIUM, O.R. 2594, PG. 5792, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 78°21'32" W.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 1,819 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RICHARD M. RIZZ 03-29-2017
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4003

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND OFFICIAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED MARCH 29, 2017

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The Sunbelt States

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	OWNER	CLIENT	SCALE	SHEET	OF	TITLE NO. (P-#-#)
03-29-17	1378	03-03-0-02	028	1"=100'	2	8	23-24-23



Professional Engineers, Planners & Land Surveyors

DESCRIPTION

OF A

PARCEL OF LAND

LYING IN

SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE
LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND
DESCRIBED AS FOLLOWS:

(PARCEL-1)

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 00°08'21" E ALONG
THE WEST LINE OF SAID SECTION FOR 3,351.70 FEET TO THE POINT OF BEGINNING OF A PARCEL
OF LAND HERIN DESCRIBED; THENCE CONTINUE N 00°08'21" E ALONG SAID WEST LINE FOR
N 47°20'14" E FOR 1739 FEET; THENCE N 53°08'45" E FOR 38.04 FEET; THENCE N 49°29'31" E FOR
N 43.35 FEET; THENCE N 48°17'29" E FOR 100.43 FEET; THENCE N 62°14'21" E FOR 142.81 FEET; THENCE
S 42°38'02" E FOR 106.20 FEET; THENCE N 07°02'50" E FOR 143.31 FEET; THENCE N 53°31'24" E FOR
N 122.52 FEET; THENCE S 81°51'15" E FOR 175.15 FEET; THENCE N 69°05'37" E FOR 118.56 FEET; THENCE
N 69°40'16" E FOR 125.72 FEET; THENCE N 77°38'54" E FOR 125.89 FEET; THENCE N 63°57'58" E FOR
100.88 FEET; THENCE N 78°43'19" E FOR 111.57 FEET; THENCE S 88°09'12" E FOR 144.50 FEET; THENCE
N 85°40'24" E FOR 72.65 FEET; THENCE S 34°03'12" E FOR 94.26 FEET; THENCE N 54°10'56" E FOR 123.96
FEET; THENCE N 83°27'06" E FOR 65.59 FEET; THENCE S 88°34'54" E FOR 107.31 FEET; THENCE
S 72°09'46" E FOR 118.62 FEET; THENCE N 88°48'13" E FOR 75.86 FEET; THENCE S 29°32'19" W FOR 70.84
N 89°51'50" W FOR 132.47 FEET; THENCE S 17°38'44" W FOR 109.81 FEET; THENCE S 69°02'21" W FOR
115.01 FEET; THENCE S 34°28'34" W FOR 126.03 FEET; THENCE S 41°10'29" W FOR 103.37 FEET;
THENCE S 38°05'13" W FOR 147.52 FEET; THENCE S 02°26'06" E FOR 51.59 FEET; THENCE N 60°08'41" E
FOR 146.96 FEET; THENCE N 49°53'37" E FOR 114.30 FEET; THENCE S 59°56'34" E FOR 133.25 FEET;
THENCE S 55°25'45" E FOR 96.05 FEET; THENCE S 73°30'04" E FOR 132.75 FEET; THENCE N 85°17'51" E
FOR 123.93 FEET; THENCE S 67°37'47" E FOR 73.68 FEET; THENCE S 00°47'03" W FOR 59.59 FEET;
THENCE S 11°23'16" E FOR 52.18 FEET; THENCE S 34°44'50" W FOR 58.84 FEET; THENCE S 01°20'55" W
FOR 57.42 FEET; THENCE S 29°09'23" W FOR 111.14 FEET; THENCE N 59°02'46" E FOR 120.94 FEET;
THENCE N 11°51'36" E FOR 63.13 FEET; THENCE N 52°16'03" E FOR 58.37 FEET; THENCE N 46°56'06" E
FOR 48.56 FEET; THENCE N 62°58'06" E FOR 50.21 FEET; THENCE N 22°25'44" E FOR 71.04 FEET;
THENCE N 23°50'48" W FOR 93.29 FEET; THENCE N 32°51'50" W FOR 109.40 FEET; THENCE
N 10°10'38" E FOR 88.99 FEET; THENCE N 14°35'58" E FOR 80.39 FEET; THENCE N 38°58'15" E FOR 133.56
FEET; THENCE N 10°48'43" E FOR 66.74 FEET; THENCE S 81°49'24" E FOR 90.28 FEET; THENCE
S 46°13'51" E FOR 137.29 FEET; THENCE S 07°35'22" E FOR 73.84 FEET; THENCE S 05°32'16" E FOR 64.39
FEET; THENCE S 1°30'30" E FOR 101.25 FEET; THENCE S 05°40'50" W FOR 92.52 FEET; THENCE
S 09°16'27" E FOR 101.62 FEET; THENCE S 04°07'32" E FOR 40.85 FEET TO POINT "A"; THENCE
N 89°18'03" W FOR 52.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF

SHEET 1 OF 15
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91.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°23'47" FOR 78.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°10'05" FOR 111.99 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°38'16" FOR 49.73 FEET; THENCE S 12°29'38" W FOR 27.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°10'42" FOR 61.40 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°25'44" FOR 70.56 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°27'02" FOR 32.70 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 113°38'15" FOR 60.55 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°47'28" FOR 77.64 FEET; THENCE S 49°51'12" W FOR 44.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°16'04" FOR 13.23 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'22" FOR 14.84 FEET; THENCE S 41°35'28" W FOR 34.34 FEET; THENCE S 41°01'45" W FOR 41.37 FEET; THENCE S 49°16'33" W FOR 23.00 FEET; THENCE S 28°12'54" W FOR 10.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'27" FOR 26.33 FEET; THENCE S 58°23'22" W FOR 31.99 FEET; THENCE S 47°02'10" W FOR 16.90 FEET; THENCE S 12°19'54" W FOR 16.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°13'06" FOR 7.17 FEET; THENCE S 20°29'00" W FOR 15.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'59" FOR 16.25 FEET; THENCE S 39°05'59" W FOR 23.25 FEET; THENCE S 68°05'15" W FOR 22.66 FEET; THENCE S 62°47'09" W FOR 17.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°44'06" FOR 33.80 FEET; THENCE S 41°31'15" W FOR 1.42 FEET; THENCE S 75°08'32" W FOR 162.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 29°46'37" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°21'27" FOR 13.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 06°08'24" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'30" FOR 11.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 58°30'33" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°24'59" FOR 33.83 FEET; THENCE N 81°05'34" W FOR 11.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°03'20" FOR 65.50 FEET; THENCE N 06°02'14" W FOR 13.22 FEET; THENCE N 19°11'04" W FOR 1.69 FEET; THENCE N 33°08'25" W FOR 7.79 FEET; THENCE N 49°38'58" W FOR 19.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°19'45" FOR 28.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 35°19'57" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'05" FOR 11.69 FEET; THENCE N 41°19'58" W FOR 14.97 FEET; THENCE N 46°19'38" W FOR 22.37 FEET; THENCE N 37°10'05" W FOR 29.41 FEET; THENCE N 42°12'04" W FOR 24.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°49'26" FOR 37.37 FEET; THENCE N 00°37'32" E FOR 59.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°49'45" FOR 52.21 FEET; THENCE N 59°12'13" W FOR 363.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°18'21" FOR 75.19 FEET; THENCE N 28°06'08" E FOR 5.78 FEET; THENCE N 21°26'44" W FOR 20.14 FEET; THENCE N 02°33'20" W FOR 30.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°36'51" FOR 8.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO

THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 82°28'33" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°48'26" FOR 19.90 FEET; THENCE N 15°16'59" E FOR 12.11 FEET; THENCE N 66°39'35" E FOR 15.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°12'40" FOR 68.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 32°56'39" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°06'33" FOR 15.20 FEET; THENCE N 11°44'10" E FOR 13.26 FEET; THENCE N 19°58'45" E FOR 31.46 FEET; THENCE N 20°12'02" E FOR 24.26 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°13'10" FOR 33.33 FEET; THENCE N 58°25'12" E FOR 2.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 78°43'35" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'36" FOR 9.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 12°01'05" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°21'01" FOR 18.63 FEET; THENCE S 49°48'47" W FOR 6.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°49'56" FOR 62.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 11°00'51" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'20" FOR 15.03 FEET; THENCE N 61°49'49" W FOR 29.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°20'07" FOR 27.35 FEET; THENCE N 50°25'42" W FOR 29.53 FEET; THENCE N 55°32'36" W FOR 83.12 FEET; THENCE S 84°41'29" W FOR 113.60 FEET; THENCE S 77°27'11" W FOR 80.10 FEET; THENCE S 129°43' FEET; THENCE S 84°41'29" W FOR 113.60 FEET; THENCE S 77°27'11" W FOR 80.10 FEET; THENCE S 59°15'18" W FOR 41.73 FEET; THENCE S 05°37'48" W FOR 47.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°40'13" FOR 69.45 FEET; THENCE S 62°58'00" W FOR 62.11 FEET; THENCE S 52°15'20" W FOR 72.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°46'55" FOR 28.61 FEET; THENCE S 85°02'19" W FOR 61.72 FEET; THENCE S 42°13'30" W FOR 55.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°32'32" FOR 49.35 FEET; THENCE N 81°13'38" W FOR 101.78 FEET; THENCE S 83°22'09" W FOR 13.73 FEET; THENCE S 11°00'54" E FOR 60.98 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°36'43" FOR 62.49 FEET; THENCE S 60°35'49" W FOR 26.91 FEET; THENCE S 07°09'26" E FOR 64.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°04'58" FOR 42.83 FEET; THENCE S 41°38'32" W FOR 55.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°16'45" FOR 69.18 FEET; THENCE N 58°44'44" W FOR 50.11 FEET; THENCE N 75°36'02" W FOR 121.17 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL-3)

COMMENCING AT AFORESAID POINT "A"; THENCE S 04°07'32" E FOR 23.09 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 04°07'32" E FOR 92.53 FEET; THENCE S 02°26'16" E FOR 104.11 FEET; THENCE S 13°03'37" E FOR 59.93 FEET; THENCE S 32°14'22" E FOR 117.06 FEET; THENCE N 60°34'16" E FOR 53.54 FEET; THENCE N 20°13'04" E FOR 21.47 FEET; THENCE S 53°38'28" E FOR 96.82 FEET; THENCE S 05°00'16" E FOR 45.64 FEET; THENCE S 39°26'50" E FOR 7.50 FEET; THENCE S 80°22'09" W FOR 21.57 FEET; THENCE N 46°53'00" W FOR 54.04 FEET; THENCE S 07°56'37" E FOR 59.35 FEET; THENCE S 10°19'43" E FOR 33.77 FEET; THENCE S 30°32'22" E FOR 45.82 FEET; THENCE S 20°18'59" E FOR 59.15 FEET; THENCE S 06°14'48" W FOR 70.73 FEET; THENCE S 41°16'52" E FOR 70.07 FEET; THENCE S 83°12'29" E FOR 40.00 FEET; THENCE N 65°47'24" E FOR 74.34 FEET; THENCE N 12°41'25" E FOR 94.42 FEET; THENCE S 52°24'47" E FOR 47.16 FEET; THENCE N 25°57'53" E FOR 92.33 FEET; THENCE N 56°17'16" E FOR 52.83 FEET; THENCE S 77°54'29" E FOR 7.76 FEET; THENCE S 61°34'01" E FOR 92.01 FEET; THENCE N 12°42'43" E FOR 50.38 FEET; THENCE S 18°50'41" E FOR 26.51 FEET; THENCE S 67°06'30" E FOR 36.21 FEET; THENCE

S 59°07'40" E FOR 48.14 FEET; THENCE N 63°39'01" E FOR 61.42 FEET; THENCE N 35°17'35" E FOR 103.23 FEET; THENCE S 74°13'43" E FOR 39.45 FEET; THENCE N 78°51'03" E FOR 32.47 FEET; THENCE N 42°47'25" W FOR 63.90 FEET; THENCE N 76°43'48" W FOR 43.05 FEET; THENCE S 16°33'34" W FOR 53.26 FEET; THENCE S 62°48'33" W FOR 20.04 FEET; THENCE S 38°46'32" W FOR 47.69 FEET; THENCE N 43°29'04" W FOR 79.29 FEET; THENCE N 72°03'31" W FOR 57.34 FEET; THENCE S 70°47'59" W FOR 48.20 FEET; THENCE N 59°57'14" W FOR 74.67 FEET; THENCE N 75°33'43" W FOR 70.18 FEET; THENCE S 60°56'28" W FOR 71.06 FEET; THENCE S 70°57'53" W FOR 59.19 FEET; THENCE S 02°31'21" W FOR 50.70 FEET; THENCE S 69°56'46" W FOR 11.88 FEET; THENCE N 26°56'04" W FOR 18.50 FEET; THENCE N 162°02'51" W FOR 67.20 FEET; THENCE N 59°37'46" W FOR 120.16 FEET; THENCE N 17°15'43" W FOR 162.84 FEET; THENCE N 16°16'31" W FOR 97.09 FEET; THENCE N 00°07'02" E FOR 48.24 FEET TO POINT "B"; THENCE S 87°27'24" E FOR 43.19 FEET; THENCE S 07°39'29" E FOR 94.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 28°17'55" E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°23'26" FOR 49.21 FEET; THENCE S 05°18'40" E FOR 46.18 FEET; THENCE S 10°19'45" E FOR 30.45 FEET; THENCE S 17°24'19" E FOR 36.89 FEET; THENCE S 17°42'24" E FOR 12.56 FEET; THENCE S 28°29'00" E FOR 38.17 FEET; THENCE S 39°01'01" E FOR 7.27 FEET; THENCE N 83°59'44" E FOR 92.85 FEET; THENCE S 06°00'16" E FOR 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,004.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 06°09'16" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'16" FOR 229.85 FEET; THENCE S 89°23'38" E FOR 193.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,004.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'30" FOR 232.88 FEET; THENCE S 82°46'28" E FOR 181.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'04" FOR 43.12 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°58'48" FOR 94.62 FEET; THENCE S 47°01'24" W FOR 101.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 373.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°56'56" FOR 209.11 FEET; THENCE S 78°58'20" W FOR 42.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°38'24" FOR 212.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 453.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 34°40'41" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'06" FOR 150.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 44°38'20" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°29'30" FOR 44.06 FEET; THENCE S 11°02'26" W FOR 106.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 324.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 11°02'26" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°29'27" FOR 76.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 773.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°05'28" FOR 190.60 FEET; THENCE N 78°21'32" W FOR 238.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.33 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 72°09'35" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°29'59" FOR 12.53 FEET; THENCE N 11°35'34" E FOR 33.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 59.67 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°18'13" FOR 71.21 FEET; THENCE N 04°16'06" W FOR 147.46 FEET; THENCE N 47°44'26" W FOR 3.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.48 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 42°17'37" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°22'22" FOR 12.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,280.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°07'14" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°21'41" FOR 365.52 FEET; THENCE N 08°14'27" W FOR 6.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,280.95 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°14'27" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°10'54" FOR 294.70 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 34.05 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF N6°04'31" FOR 63.04 FEET; THENCE N 11°08'24" W FOR 35.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.95 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23'56" FOR 25.95 FEET; THENCE N 13°15'32" E FOR 10.82 FEET TO THE BEGINNING OF A CURVE TO

THE LEFT HAVING A RADIUS OF 34.05 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°18'24" FOR 23.36 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 60.99 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°28'46" FOR 46.25 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 34.05 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°19'17" FOR 14.45 FEET; THENCE N 83°06'37" E FOR 45.23 FEET; THENCE N 27°05'49" E FOR 76.71 FEET; THENCE N 08°08'06" W FOR 64.08 FEET; THENCE N 14°08'30" W FOR 85.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°52'27" FOR 54.89 FEET; THENCE S 89°18'03" E FOR 55.03 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL-3)

COMMENCING AT AFORESAID POINT "B"; THENCE N 00°07'02" E FOR 25.02 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 00°07'02" E FOR 77.71 FEET; THENCE N 17°25'06" E FOR 43.01 FEET; THENCE N 10°37'53" E FOR 67.78 FEET; THENCE N 23°04'50" E FOR 58.95 FEET; THENCE N 20°13'25" E FOR 114.16 FEET; THENCE N 14°05'49" W FOR 30.17 FEET; THENCE N 53°37'31" E FOR 20.01 FEET; THENCE N 13°15'23" E FOR 41.90 FEET; THENCE N 76°44'32" W FOR 32.61 FEET; THENCE N 13°45'05" E FOR 129.60 FEET; THENCE N 00°34'15" W FOR 80.01 FEET; THENCE N 54°39'45" E FOR 91.43 FEET; THENCE N 32°27'25" E FOR 106.82 FEET; THENCE N 84°39'36" E FOR 103.93 FEET; THENCE N 42°38'16" W FOR 112.79 FEET; THENCE N 31°06'37" E FOR 122.92 FEET; THENCE N 60°00'10" W FOR 90.39 FEET; THENCE N 58°04'27" E FOR 76.22 FEET; THENCE N 72°42'01" E FOR 99.06 FEET; THENCE S 49°43'35" E FOR 228.92 FEET; THENCE S 26°19'56" E FOR 103.09 FEET; THENCE N 88°38'59" E FOR 169.29 FEET; THENCE N 01°38'37" E FOR 78.30 FEET; THENCE S 10°32'28" E FOR 71.86 FEET; THENCE S 05°56'45" E FOR 254.44 FEET; THENCE S 75°38'13" E FOR 33.04 FEET; THENCE S 45°25'20" E FOR 297.21 FEET; THENCE S 50°00'45" E FOR 50.00 FEET; THENCE S 39°39'15" W FOR 35.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°33'33" FOR 70.62 FEET; THENCE N 59°05'12" W FOR 116.04 FEET; THENCE N 62°02'09" W FOR 97.93 FEET; THENCE N 53°06'39" W FOR 54.46 FEET; THENCE S 85°21'07" W FOR 31.99 FEET; THENCE S 61°30'13" W FOR 18.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°41'50" FOR 93.98 FEET; THENCE N 10°47'37" W FOR 24.29 FEET; THENCE S 41°06'00" W FOR 6.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'15" FOR 78.67 FEET; THENCE S 77°56'14" W FOR 71.90 FEET; THENCE S 72°36'21" W FOR 13.99 FEET; THENCE S 21°16'44" W FOR 41.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 68°43'17" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°58'19" FOR 42.74 FEET; THENCE S 70°15'02" W FOR 25.83 FEET; THENCE S 89°00'20" W FOR 54.32 FEET; THENCE S 76°04'05" W FOR 61.05 FEET; THENCE S 76°34'03" W FOR 39.45 FEET; THENCE S 85°32'09" W FOR 61.25 FEET; THENCE S 60°35'54" W FOR 26.66 FEET; THENCE S 25°45'17" W FOR 109.33 FEET; THENCE S 22°07'11" W FOR 84.09 FEET; THENCE S 37°39'23" W FOR 70.91 FEET; THENCE S 09°36'35" W FOR 83.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°56'01" FOR 72.37 FEET; THENCE N 67°27'24" W FOR 17.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,701,471 SQUARE FEET OR 62.02 ACRES MORE OR LESS.

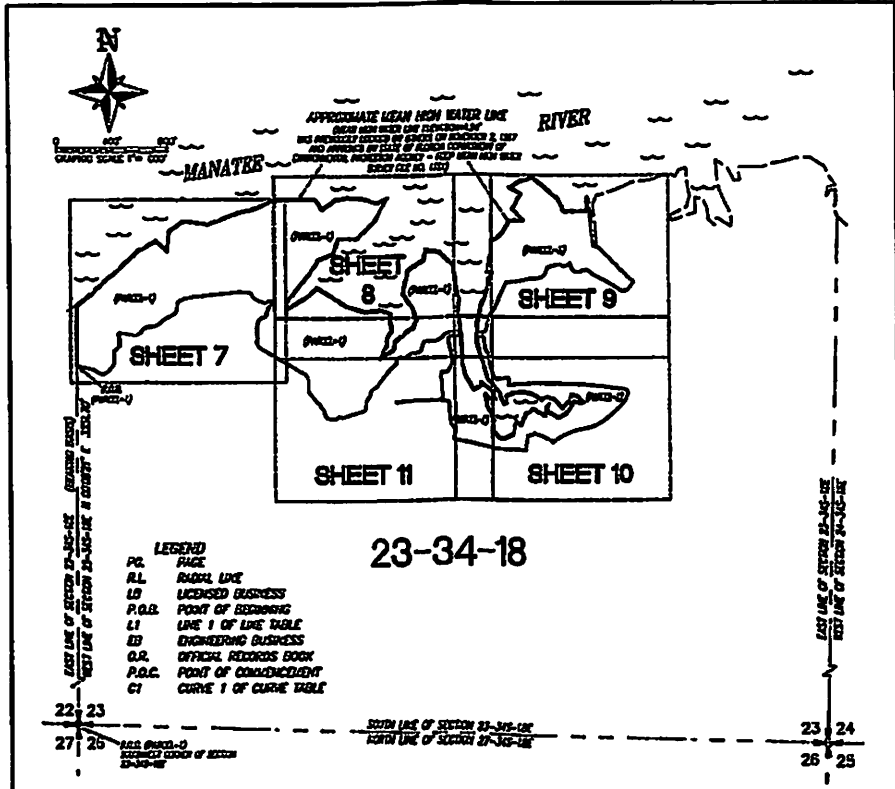
BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00°08'21" E.

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

DESCRIPTION PREPARED: SEPTEMBER 24, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 09-24-21

SHEET 5 OF 15



NOTES:
SEE SHEET 1 THROUGH 5 OF 15 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00°05'21" E.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 2,701,471 SQUARE FEET OR 62.02 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

ROBERT M. RICE 09-24-2021
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

PREPARED SEPTEMBER 24, 2021

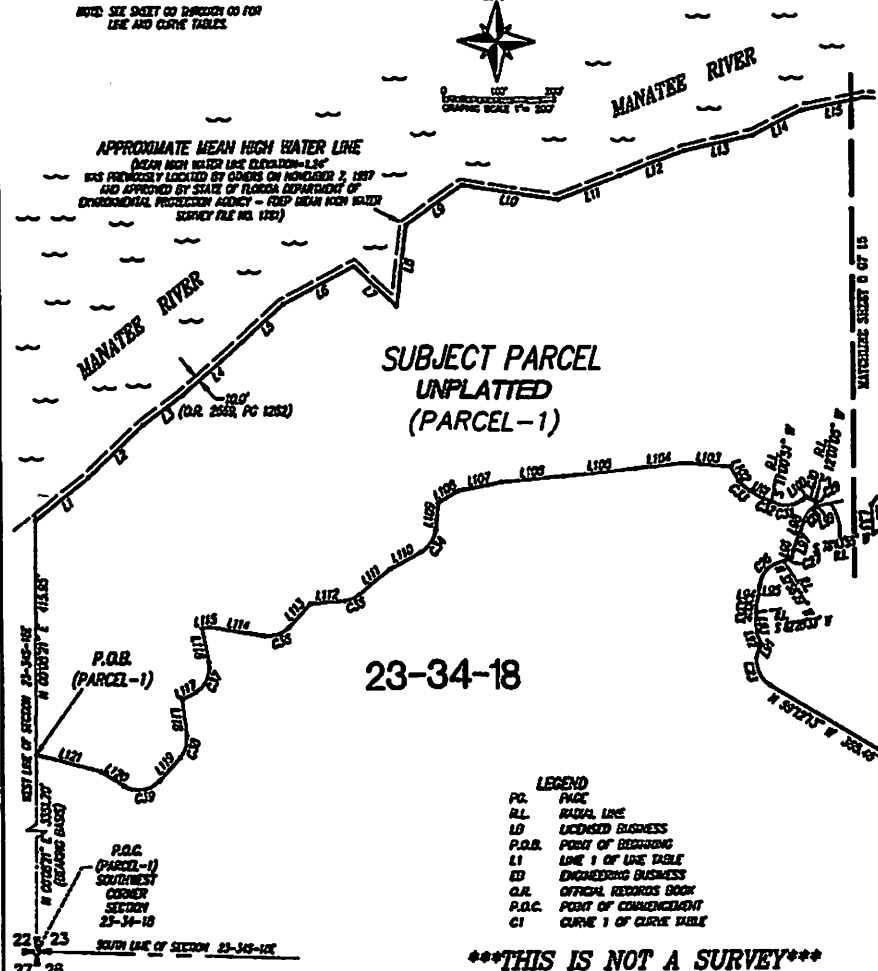
BANKS ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 12345
MANATEE COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION									
PORTION OF SECTION 23									
MANATEE COUNTY, FLORIDA									
DATE	PROJECT	OWNER	CLIENT	DATE	SCALE	BY	CHKD	DATE	FILE NO.
09-24-21	23-34-18	CL-18	CL-18	09-24-21	1"=200'	RMR	RMR	09-24-21	23-34-18

NOTE: SEE SHEET 00 THROUGH 03 FOR
LINE AND CURVE TABLES.



APPROXIMATE MEAN HIGH WATER LINE
(MEAN HIGH WATER LINE ELEVATION=1.54')
WAS PREVIOUSLY LOCATED BY GUNTER ON NOVEMBER 2, 1977
AND APPROVED BY STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION AGENCY - FDEP MEAN HIGH WATER
SURVEY FILE NO. 1701)



SUBJECT PARCEL
UNPLATTED
(PARCEL-1)

23-34-18

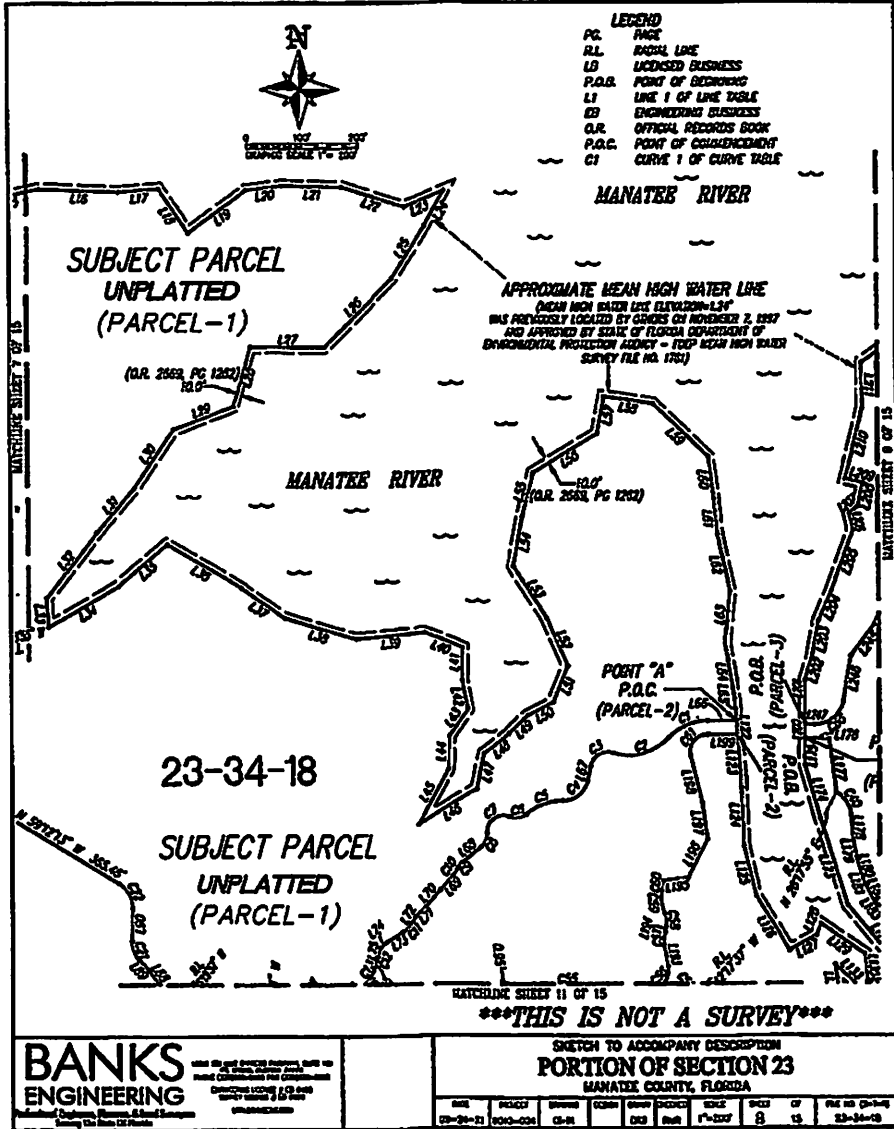
- LEGEND**
- PC. PAGE
 - R.L. RADIAL LINE
 - L.B. LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - E.D. ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - P.O.C. POINT OF COMMENCEMENT
 - C1 CURVE 1 OF CURVE TABLE

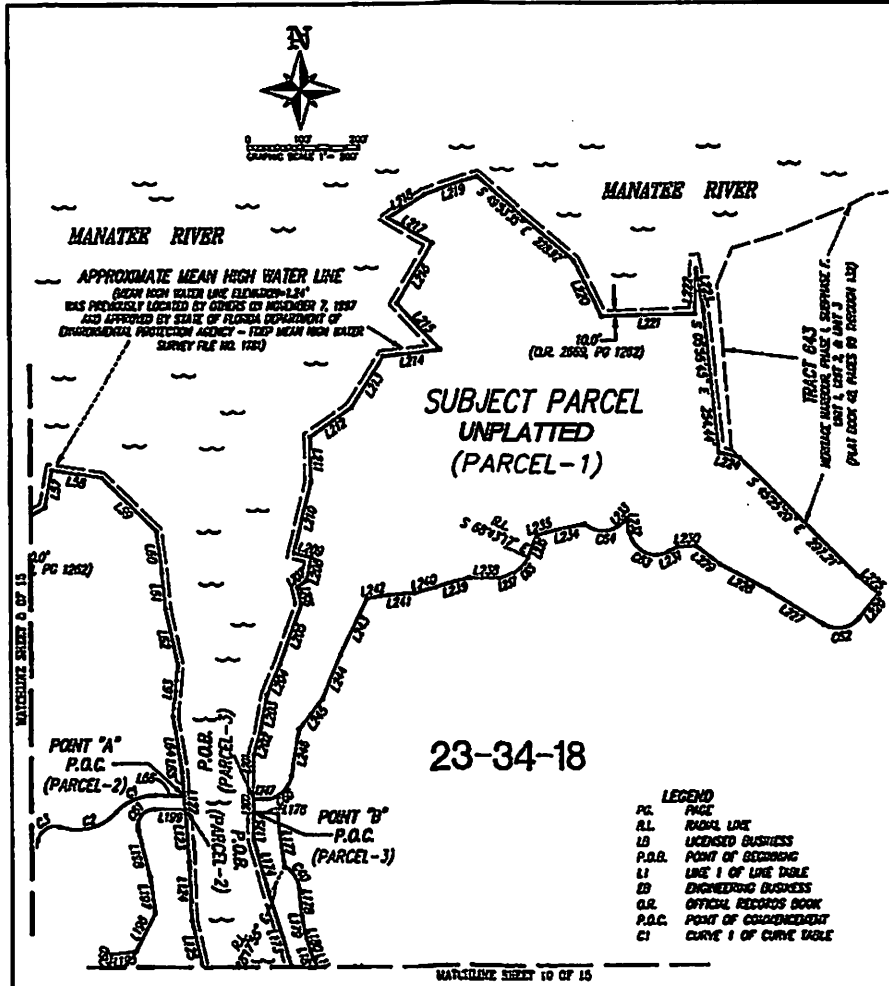
THIS IS NOT A SURVEY

BANKS ENGINEERING
INCORPORATED IN FLORIDA
 1000 N. W. 10th Street, Ft. Lauderdale, FL 33304
 (305) 555-1111
 www.bankseng.com

SKETCH TO ACCOMPANY DESCRIPTION
 PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	DATE	SCALE	SHEET	OF	SHEET NO.
08-24-21	0040-001	CJH	CJH	08/24/21	1"=200'	7	15	23-34-18





23-34-18

- LEGEND**
- P.C. PLAT
 - R.L. RADIAL LINE
 - L.B. LICENSED BOUNDARY
 - P.O.B. POINT OF BEGINNING
 - L.I. LINE 1 OF LINE TABLE
 - E.B. ENGINEERING BOUNDARY
 - O.R. OFFICIAL RECORD BOOK
 - P.O.C. POINT OF COMMENCEMENT
 - C.I. CURVE 1 OF CURVE TABLE

THIS IS NOT A SURVEY

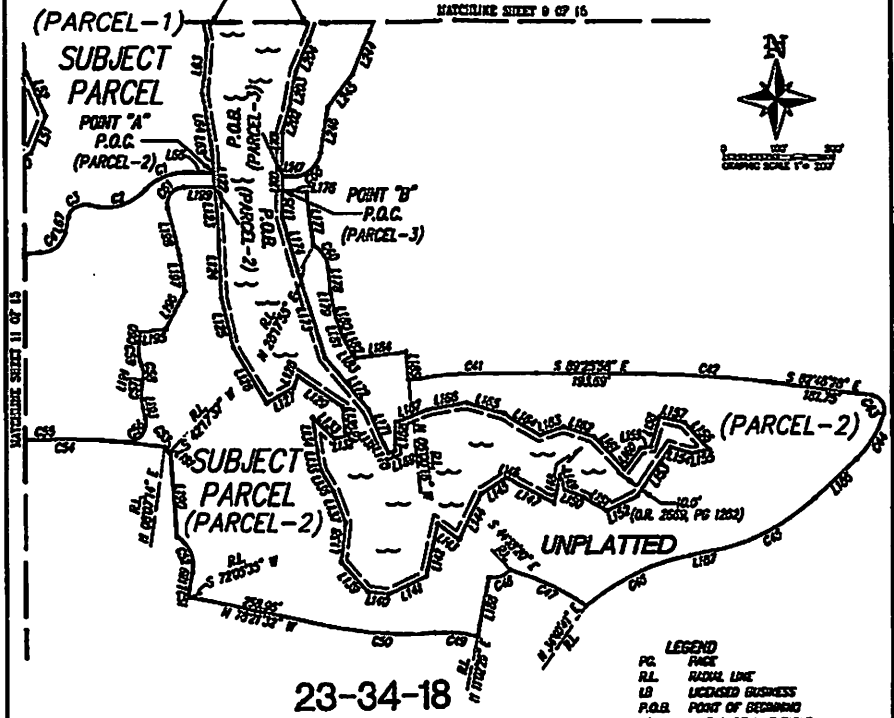
BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 1100 1st Street, N.W., Tallahassee, Florida 32303
 Phone: 904-224-1100

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	NUMBER	RECORD	OWNER	PROJECT	SCALE	SHEET	OF	PLAT NO. (S-10-10)
03-24-21	0300-0304	03-21		ONE	ONE	1"=200'	9	13	23-34-18

APPROXIMATE MEAN HIGH WATER LINE
 (MEAN HIGH WATER LINE ELEVATION=1.24'
 WAS PREVIOUSLY LOCATED BY OTHERS ON NOVEMBER 2, 1957
 AND APPROVED BY STATE OF FLORIDA DEPARTMENT OF
 ENVIRONMENTAL PROTECTION AGENCY - FORD MEAN HIGH WATER
 SURVEY FILE NO. 1121)

MATCHLINE SHEET 9 OF 16



23-34-18

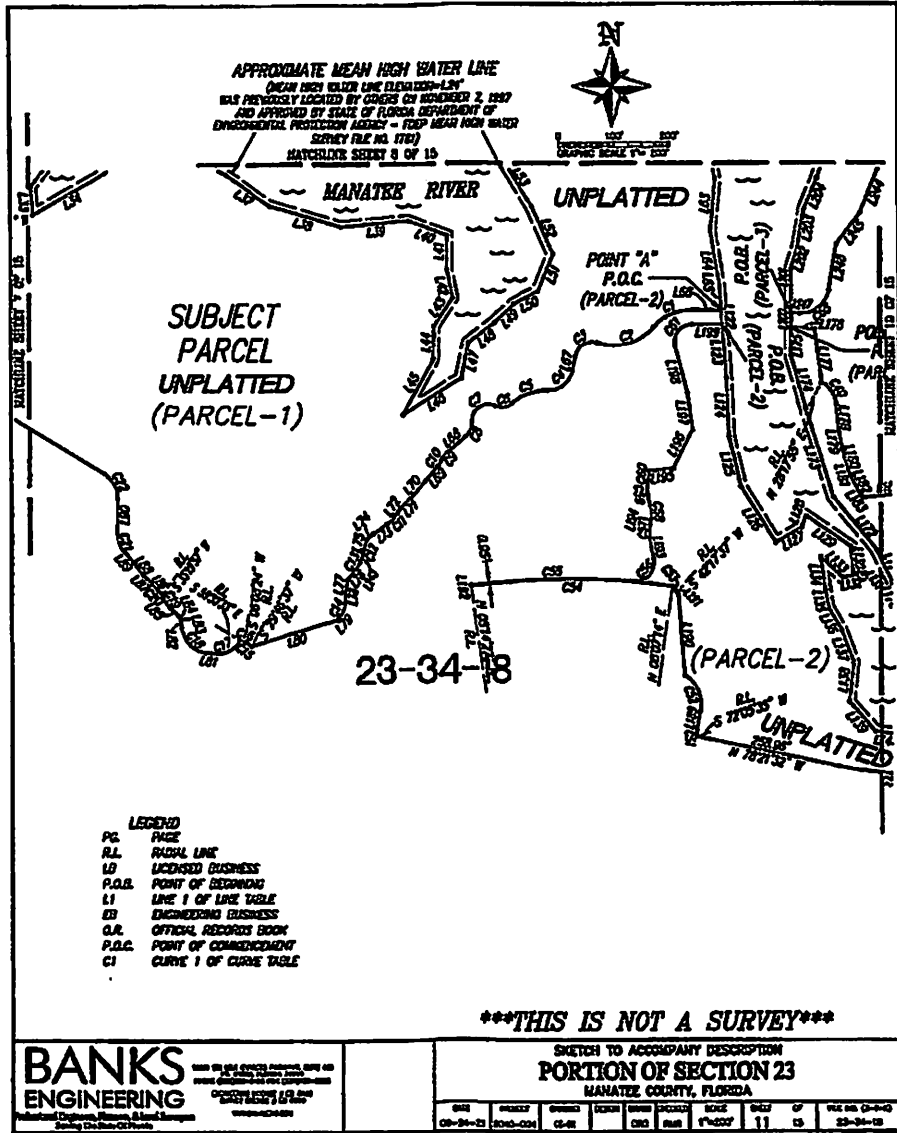
- LEGEND**
- PG. PAGE
 - RL. RADIAL LINE
 - LB. LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L.I. LINE 1 OF LINE TABLE
 - ES. ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - P.O.C. POINT OF COMMENCEMENT
 - C1. CURVE 1 OF CURVE TABLE

THIS IS NOT A SURVEY

BANKS ENGINEERING
 1000 N. 10th Street, Suite 100
 Manatee County, Florida 34601
 Phone: (813) 741-1111
 Fax: (813) 741-1112

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	BOOK	SECTION	PAGE	BOOK	SECTION	SCALE	SHEET	OF	DATE
02-24-21	2018-024	01-01		010	010		1"=100'	10	10	21-04-21



LINE	BEARING	DISTANCE
111	N 51°25'50" E	184.23
112	N 47°20'40" E	137.15
113	N 53°28'45" E	88.04
114	N 49°28'50" E	141.15
115	N 48°17'20" E	180.45
116	N 48°12'40" E	142.65
117	S 47°28'00" E	108.20
118	N 02°28'50" E	141.15
119	N 35°28'20" E	122.50
120	S 01°31'25" E	124.15
121	N 68°12'30" E	118.95
122	N 68°00'10" E	124.22
123	N 77°20'50" E	124.89
124	N 81°20'50" E	100.00
125	N 78°20'10" E	111.57
126	S 64°20'10" E	144.50
127	N 85°20'10" E	132.40
128	S 34°10'10" E	94.26
129	N 54°20'10" E	128.68
130	N 53°20'10" E	85.29
131	S 82°20'10" E	102.10
132	S 72°10'10" E	118.62
133	N 68°10'10" E	78.06
134	S 82°20'10" W	70.84
135	S 37°10'10" W	105.43
136	S 45°20'10" W	171.58
137	N 48°20'10" W	132.40
138	S 17°10'10" W	102.61
139	S 07°10'10" W	115.07
140	S 34°20'10" W	123.03
141	S 41°20'10" W	103.17
142	S 30°20'10" W	112.57
143	S 01°20'10" E	82.50
144	N 60°20'10" E	145.08
145	N 48°10'10" E	114.10
146	S 82°20'10" E	134.28
147	S 82°20'10" E	82.08
148	S 72°20'10" E	132.75
149	N 63°10'10" E	123.01
150	S 07°20'10" E	71.62
151	S 02°10'10" W	65.69
152	S 12°10'10" W	82.15
153	S 34°10'10" W	92.46
154	S 01°20'10" W	50.67
155	S 28°20'10" W	111.14
156	N 58°20'10" E	118.94
157	N 11°20'10" E	61.13
158	N 48°20'10" E	58.17
159	N 01°20'10" E	62.95
160	N 01°20'10" E	80.21
161	N 21°20'10" E	71.04
162	N 23°20'10" E	84.22
163	N 31°20'10" E	85.62
164	N 12°20'10" E	68.89
165	N 14°20'10" E	64.19
166	N 05°20'10" E	213.26
167	N 10°20'10" E	68.74
168	S 01°20'10" E	80.51
169	S 48°20'10" E	212.29
170	S 07°20'10" E	73.84

LINE	BEARING	DISTANCE
101	S 05°20'10" E	64.15
102	S 12°20'10" E	101.25
103	S 03°20'10" W	92.51
104	S 08°20'10" E	101.67
105	S 04°20'10" E	60.85
106	N 69°10'10" W	52.65
107	S 12°20'10" W	21.69
108	S 48°20'10" W	44.25
109	S 48°20'10" W	34.15
110	S 41°20'10" W	41.17
111	S 49°20'10" W	21.00
112	S 28°20'10" W	10.21
113	S 52°20'10" W	31.89
114	S 47°20'10" W	15.00
115	S 12°20'10" W	18.59
116	S 38°20'10" W	23.25
117	S 08°20'10" W	22.65
118	S 02°20'10" W	17.04
119	S 42°20'10" W	1.61
120	S 21°20'10" W	182.35
121	N 61°20'10" W	11.10
122	N 05°20'10" W	13.71
123	N 19°10'10" W	1.89
124	N 31°20'10" W	2.78
125	N 45°20'10" W	19.13
126	N 41°20'10" W	14.97
127	N 48°20'10" W	22.15
128	N 37°20'10" W	24.61
129	N 47°20'10" W	24.71
130	N 02°20'10" E	38.71
131	N 10°20'10" E	3.78
132	N 17°20'10" E	20.14
133	N 01°20'10" E	30.12
134	N 01°20'10" E	12.11
135	N 01°20'10" E	14.59
136	N 17°20'10" E	13.81
137	N 18°20'10" E	11.65
138	N 20°20'10" E	24.88
139	N 47°20'10" E	7.15
140	S 04°20'10" W	6.07
141	N 01°20'10" W	20.12
142	N 37°20'10" W	24.51
143	N 25°20'10" W	41.17
144	S 01°20'10" W	80.25
145	S 04°20'10" W	128.43
146	S 04°20'10" W	71.69
147	S 17°20'10" W	80.07
148	S 37°20'10" W	41.71
149	S 02°20'10" W	47.85
150	S 41°20'10" W	62.11
151	S 51°20'10" W	72.53
152	S 53°20'10" W	61.77
153	S 41°20'10" W	35.60
154	N 01°20'10" W	181.10
155	S 12°20'10" W	13.71
156	S 11°20'10" W	64.94
157	S 02°20'10" W	78.91
158	S 02°20'10" E	64.17
159	S 47°20'10" E	22.50
160	N 57°20'10" W	20.11

LINE	BEARING	DISTANCE
171	N 72°20'10" W	121.17
172	S 04°20'10" E	24.65
173	S 04°20'10" E	81.51
174	S 02°20'10" E	104.11
175	S 11°20'10" E	61.85
176	S 37°20'10" E	112.05
177	N 62°20'10" E	53.54
178	N 70°20'10" E	21.61
179	S 53°20'10" E	83.82
180	S 03°20'10" E	61.64
181	S 39°20'10" E	7.50
182	S 60°20'10" E	23.57
183	N 48°20'10" W	54.04
184	S 07°20'10" E	62.35
185	S 10°20'10" E	33.77
186	S 30°20'10" E	46.64
187	S 20°20'10" E	58.15
188	S 01°20'10" E	21.25
189	S 41°20'10" E	20.67
190	S 83°20'10" E	40.00
191	N 68°20'10" E	24.10
192	N 17°20'10" E	94.44
193	S 57°20'10" E	47.65
194	N 25°20'10" E	32.10
195	N 41°20'10" E	52.65
196	S 77°20'10" E	1.26
197	S 61°20'10" E	92.01
198	N 17°20'10" E	50.15
199	S 18°20'10" E	26.15
200	S 07°20'10" E	31.21
201	S 53°20'10" E	62.14
202	N 41°20'10" E	51.47
203	N 57°20'10" E	108.25
204	S 24°20'10" E	38.44
205	N 12°20'10" E	32.47
206	N 47°20'10" W	63.00
207	N 18°20'10" W	45.61
208	S 12°20'10" W	53.25
209	S 07°20'10" W	20.04
210	S 58°20'10" W	42.65
211	N 47°20'10" W	20.29
212	N 12°20'10" W	51.10
213	S 28°20'10" W	43.57
214	N 58°20'10" W	24.65
215	N 22°20'10" W	20.15
216	S 02°20'10" W	71.04
217	S 10°20'10" W	58.89
218	S 01°20'10" W	11.81
219	S 02°20'10" E	61.17
220	S 10°20'10" E	31.65
221	S 07°20'10" E	31.65
222	S 17°20'10" E	31.65

THIS IS NOT A SURVEY

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 Phone: (954) 561-1111
 Fax: (954) 561-1112
 www.bankseng.com

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	OF	DATE
08-24-21	2021-001	CT-M	CT-M	1"=100'	12	13	21-04-21

LINE TABLE

LINE	BEARING	DISTANCE
1181	S 17°02'44" E	12.55'
1182	S 89°01'00" E	24.17'
1183	S 33°01'00" E	7.37'
1184	N 03°01'00" E	62.65'
1185	S 05°01'00" E	26.00'
1186	S 47°01'00" W	124.83'
1187	S 76°01'00" W	42.13'
1188	S 81°01'00" W	124.83'
1189	N 17°01'00" E	31.10'
1190	N 04°01'00" W	142.45'
1191	N 47°01'00" W	3.55'
1192	N 05°01'00" W	0.95'
1193	N 11°01'00" W	24.25'
1194	N 13°01'00" E	10.87'
1195	N 21°01'00" E	65.21'
1196	N 27°01'00" E	75.21'
1197	N 03°01'00" W	65.65'
1198	N 14°01'00" W	63.18'
1199	S 67°01'00" E	24.03'
1200	N 03°01'00" E	23.61'
1201	N 05°01'00" E	74.71'
1202	N 17°01'00" E	4.05'
1203	N 10°01'00" E	64.25'
1204	N 23°01'00" E	53.95'
1205	N 20°01'00" E	114.15'
1206	N 11°01'00" W	20.17'
1207	N 33°01'00" E	20.67'
1208	N 13°01'00" E	41.90'
1209	N 28°01'00" W	32.61'
1210	N 13°01'00" E	126.60'
1211	N 05°01'00" W	61.01'
1212	N 54°01'00" E	62.41'
1213	N 32°01'00" E	108.67'
1214	N 84°01'00" E	101.93'
1215	N 42°01'00" W	112.29'
1216	N 37°01'00" E	122.37'
1217	N 60°01'00" W	52.35'
1218	N 50°01'00" E	75.21'
1219	N 72°01'00" E	11.65'
1220	S 25°01'00" E	120.09'
1221	N 66°01'00" E	102.29'
1222	N 01°01'00" E	73.25'
1223	S 11°01'00" E	71.85'
1224	S 75°01'00" E	33.02'
1225	S 50°01'00" E	50.07'
1226	S 39°01'00" W	54.54'
1227	N 59°01'00" W	114.04'
1228	N 60°01'00" W	92.93'
1229	N 31°01'00" W	34.25'
1230	S 69°01'00" W	31.97'
1231	S 67°01'00" W	10.57'
1232	N 10°01'00" W	24.27'
1233	S 41°01'00" W	6.25'
1234	S 77°01'00" W	71.97'
1235	S 72°01'00" W	14.89'
1236	S 21°01'00" W	41.05'
1237	S 20°01'00" W	74.25'
1238	S 69°01'00" W	54.37'
1239	S 20°01'00" W	61.05'
1240	S 20°01'00" W	38.47'

LINE TABLE

LINE	BEARING	DISTANCE
1241	S 65°01'00" W	61.25'
1242	S 80°01'00" W	24.65'
1243	S 23°01'00" W	109.17'
1244	S 22°01'00" W	64.07'
1245	S 37°01'00" W	70.51'
1246	S 09°01'00" W	61.17'
1247	N 67°01'00" E	12.07'
1248	S 20°01'00" W	14.97'

*****THIS IS NOT A SURVEY*****

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 Phone: 904-744-1111
 Fax: 904-744-1112
 Email: info@bankseng.com

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECK	DATE	SCALE	SHEET	OF	FILE NO.
08-24-21	2021-001	CS		08/24/21	1"=200'	13	13	21-24-23

CURVE TABLE

CURVE	RADIUS	DELTA	ASC	CHORD	CHORD BEARING
C1	50.00	4721.42	78.53	78.53	S 4721.42 W
C2	50.00	6470.04	111.99	108.23	S 7823.17 W
C3	50.00	8453.76	148.23	144.23	S 5839.02 W
C4	50.00	10745.46	187.62	182.28	S 5235.99 W
C5	50.00	13405.44	229.55	223.11	S 2027.62 W
C6	50.00	16493.98	274.52	266.10	S 6232.28 W
C7	50.00	19970.55	322.19	312.20	S 3432.04 W
C8	50.00	23895.65	372.14	362.27	S 2327.22 W
C9	50.00	28229.84	423.91	412.31	S 1713.09 W
C10	50.00	32943.74	477.14	462.37	S 1128.99 W
C11	50.00	38007.04	531.47	512.41	S 4748.99 W
C12	50.00	43400.44	587.55	562.47	S 1624.02 W
C13	50.00	49103.64	645.04	612.54	S 3921.22 W
C14	50.00	55106.34	703.60	662.61	S 2202.14 W
C15	50.00	61409.24	763.99	712.68	N 5832.69 W
C16	50.00	68012.14	825.97	762.75	N 7720.91 W
C17	50.00	74915.04	889.31	812.82	S 6311.95 W
C18	50.00	82117.94	953.78	862.89	N 4313.94 W
C19	50.00	89620.84	1019.99	912.96	N 2810.95 W
C20	50.00	97423.74	1087.60	962.99	N 1728.00 W
C21	50.00	105526.64	1156.37	1012.99	N 1017.20 W
C22	50.00	113929.54	1226.14	1062.99	N 6311.01 W
C23	50.00	122632.44	1296.67	1112.99	N 2810.95 W
C24	50.00	131635.34	1368.81	1162.99	N 6230.45 W
C25	50.00	140938.24	1442.34	1212.99	N 4313.94 W
C26	50.00	150541.14	1517.11	1262.99	N 2810.95 W
C27	50.00	160444.04	1593.00	1312.99	N 1728.00 W
C28	50.00	170646.94	1670.00	1362.99	N 1017.20 W
C29	50.00	181149.84	1748.00	1412.99	N 6311.01 W
C30	50.00	191952.74	1827.00	1462.99	N 2810.95 W
C31	50.00	203055.64	1907.00	1512.99	N 6230.45 W
C32	50.00	214458.54	1988.00	1562.99	N 4313.94 W
C33	50.00	226161.44	2070.00	1612.99	N 2810.95 W
C34	50.00	238164.34	2153.00	1662.99	N 1728.00 W
C35	50.00	250467.24	2237.00	1712.99	N 1017.20 W
C36	50.00	263070.14	2322.00	1762.99	N 6311.01 W
C37	50.00	275973.04	2408.00	1812.99	N 2810.95 W
C38	50.00	289175.94	2495.00	1862.99	N 6230.45 W
C39	50.00	302678.84	2583.00	1912.99	N 4313.94 W
C40	50.00	316481.74	2672.00	1962.99	N 2810.95 W
C41	50.00	330584.64	2762.00	2012.99	N 1728.00 W
C42	50.00	344987.54	2853.00	2062.99	N 1017.20 W
C43	50.00	359690.44	2945.00	2112.99	N 6311.01 W
C44	50.00	374693.34	3038.00	2162.99	N 2810.95 W
C45	50.00	389996.24	3132.00	2212.99	N 6230.45 W
C46	50.00	405599.14	3227.00	2262.99	N 4313.94 W
C47	50.00	421502.04	3323.00	2312.99	N 2810.95 W
C48	50.00	437704.94	3420.00	2362.99	N 1728.00 W
C49	50.00	454207.84	3518.00	2412.99	N 1017.20 W
C50	50.00	471010.74	3617.00	2462.99	N 6311.01 W
C51	50.00	488113.64	3717.00	2512.99	N 2810.95 W
C52	50.00	505516.54	3818.00	2562.99	N 6230.45 W
C53	50.00	523219.44	3920.00	2612.99	N 4313.94 W
C54	50.00	541222.34	4023.00	2662.99	N 2810.95 W
C55	50.00	559525.24	4127.00	2712.99	N 1728.00 W
C56	50.00	578128.14	4232.00	2762.99	N 1017.20 W
C57	50.00	597031.04	4338.00	2812.99	N 6311.01 W
C58	50.00	616233.94	4445.00	2862.99	N 2810.95 W
C59	50.00	635736.84	4553.00	2912.99	N 6230.45 W

THIS IS NOT A SURVEY

BANKS
ENGINEERING

INCORPORATED IN FLORIDA
1000 N. W. 10th Street
Fort Lauderdale, FL 33304
Phone: (954) 571-1111
Fax: (954) 571-1112

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	DATE	SCALE	SHEET	OF	SEE REF. (S-4-4)
08-24-02	2000-024	CE-26			AS SHOWN	14	12	22-34-02

CURVE TABLE

CURVE	RADIUS	DELTA	ABC	CHORD	CHORD BEARING
CS9	60.00'	43°28'48"	41.25'	43.15'	N 04°18'59" W
CS0	50.00'	34°19'17"	34.43'	34.35'	N 05°16'16" E
CS1	50.00'	34°19'17"	34.43'	37.55'	N 58°16'43" E
CS2	50.00'	50°55'33"	30.62'	64.90'	S 80°27'02" W
CS3	50.00'	10°41'30"	41.01'	60.75'	N 84°33'52" W
CS4	50.00'	30°19'15"	38.07'	30.01'	S 05°20'17" W
CS5	50.00'	46°58'19"	42.74'	41.43'	S 43°53'51" W
CS6	50.00'	24°35'01"	37.37'	66.22'	S 81°04'35" W

*****THIS IS NOT A SURVEY*****

BANKS
ENGINEERING

Professional Engineering, Planning, & Land Development
10000 Highway 67, Suite 200
Lakeland, Florida 34601
Phone: (888) 888-8888

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	BY	CHECKED	SCALE	SHEET	OF	PLA. NO. (S-4-10)
02-24-11	2010-C04	02-01		CSB	MBR	1"=100'	15	13	23-34-13



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TERRACE I AT RIVER STRAND, A PHASE CONDOMINIUM-PHASE I, RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 4089, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 82°46'28" E ALONG THE NORTH LINE OF SAID PHASE I FOR 110.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.60 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'03" FOR 6.55 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108°29'13" FOR 67.41 FEET; THENCE N 21°47'45" W FOR 85.03 FEET; THENCE N 68°12'15" E FOR 23.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 58°35'28" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°47'40" FOR 27.64 FEET; THENCE S 21°23'08" E FOR 46.87 FEET; THENCE S 24°31'02" E FOR 82.39 FEET TO A POINT ON THE NORTH LINE OF SAID PHASE I; THENCE N 82°46'28" W ALONG SAID NORTH LINE FOR 70.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,658 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF TERRACE I AT RIVER STRAND, A PHASE CONDOMINIUM-PHASE I, O.R. 2498, PG. 4089, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 82°46'28" E.

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

DESCRIPTION PREPARED: SEPTEMBER 29, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4069
DATE SIGNED: 09-29-21

SHEET 1 OF 2

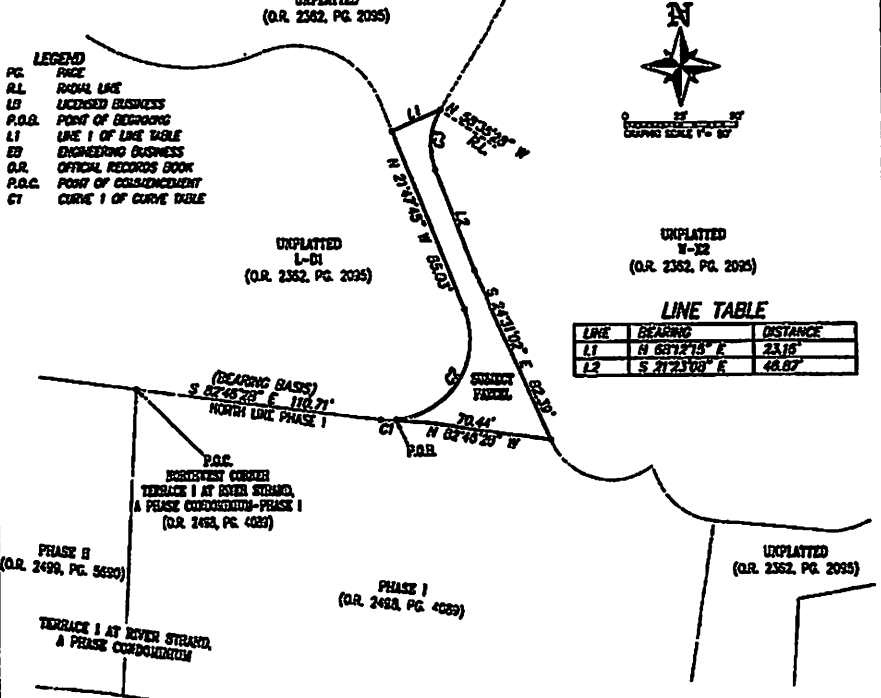
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CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	33.67	102°27'15"	8.55'	8.34'	S 83°02'30" E
C2	33.67	102°27'15"	87.4'	87.26'	N 3°28'52" E
C3	30.07	52°47'42"	27.84'	28.58'	S 65°02'41" W

SKETCH TO ACCOMPANY DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



- LEGEND**
- PC POINT
 - RL RIVER LINE
 - LB LICENSED BUSINESS
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - O.R. OFFICIAL RECORDS BOOK
 - P.O.C. POINT OF COMMENCEMENT
 - CT CURVE 1 OF CURVE TABLE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 82°45'20" E	23.18'
L2	S 71°23'08" E	48.87'

NOTES:
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH LINE OF TERRACE I AT RIVER STRAND, A PHASE CONDOMINIUM-PHASE I, O.R. 2499, PG. 4089, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 82°45'20" E.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 2,658 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RECORDED SEPTEMBER 28, 2011

EDWARD H. RICE 09-23-2011
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4329

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEALED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

<p>BANKS ENGINEERING</p> <p>1000 1st Street, Suite 100 St. Petersburg, Florida 33706 Phone: 727-321-1111 Fax: 727-321-1112 www.banks-engineering.com</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION</p> <p>PORTION OF SECTION 23</p> <p>MANATEE COUNTY, FLORIDA</p>																
	<table border="1"> <thead> <tr> <th>DATE</th> <th>PROJECT</th> <th>DRAWN</th> <th>CHECKED</th> <th>SCALE</th> <th>SHEET</th> <th>OF</th> <th>FILE NO. (3-4-4)</th> </tr> </thead> <tbody> <tr> <td>09-23-11</td> <td>8240</td> <td>CH-03-02(C)</td> <td>ERS</td> <td>1"=20'</td> <td>2</td> <td>2</td> <td>11-24-08</td> </tr> </tbody> </table>	DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (3-4-4)	09-23-11	8240	CH-03-02(C)	ERS	1"=20'	2	2	11-24-08
DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (3-4-4)										
09-23-11	8240	CH-03-02(C)	ERS	1"=20'	2	2	11-24-08										

EXHIBIT "A-2"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE,
LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLYMOST CORNER OF TRACT 630, HERITAGE HARBOUR, PHASE I,
SUBPHASE F, UNIT 1, UNIT 2 & UNIT 3, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;
THENCE N 31°58'46" E ALONG THE MEAN HIGH-WATER LINE AS PREVIOUSLY ESTABLISHED BY
SURVEY (STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WATER SURVEY
FILE No. 1781) FOR 87.76 FEET; THENCE N 22°05'03" E ALONG SAID MEAN HIGH-WATER LINE FOR
84.60 FEET; THENCE N 45°58'39" E ALONG SAID MEAN HIGH-WATER LINE FOR 67.15 FEET; THENCE
N 39°14'51" E ALONG SAID MEAN HIGH-WATER LINE FOR 108.55 FEET; THENCE N 40°44'12" E ALONG
SAID MEAN HIGH-WATER LINE FOR 117.70 FEET; THENCE N 33°10'40" E ALONG SAID MEAN HIGH-
WATER LINE FOR 61.70 FEET; THENCE N 43°32'42" E ALONG SAID MEAN HIGH-WATER LINE FOR
77.16 FEET; THENCE S 79°19'31" E ALONG SAID MEAN HIGH-WATER LINE FOR 108.33 FEET; THENCE
S 69°05'03" E ALONG SAID MEAN HIGH-WATER LINE FOR 58.86 FEET; THENCE S 52°54'20" E ALONG
SAID MEAN HIGH-WATER LINE FOR 109.18 FEET; THENCE S 41°10'53" E ALONG SAID MEAN HIGH-
WATER LINE FOR 71.48 FEET TO A POINT ON THE WEST LINE OF TRACT 628 OF SAID SUBDIVISION;
THENCE S 26°01'24" W ALONG SAID WEST LINE FOR 92.80 FEET; THENCE S 16°14'13" W ALONG SAID
WEST LINE FOR 63.60 FEET; THENCE S 07°03'24" W ALONG SAID WEST LINE FOR 6.08 FEET TO A
POINT ON THE NORTH LINE OF TRACT 152 OF SAID SUBDIVISION AND THE BEGINNING OF A NON-
TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 203.00 FEET AND TO WHICH POINT OF
CURVE A RADIAL LINE BEARS N 16°44'23" E; THENCE WESTERLY ALONG SAID NORTH LINE AND
SAID CURVE THROUGH A CENTRAL ANGLE OF 42°57'09" FOR 152.18 FEET TO THE BEGINNING OF A
REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 673.37 FEET; THENCE WESTERLY ALONG
SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'07" FOR 137.14 FEET
TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL
ANGLE OF 37°05'42" FOR 304.29 FEET; THENCE N 51°38'21" W FOR 87.17 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINING 152,298 SQUARE FEET OR 3.50 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT 630, HERITAGE HARBOUR, PHASE I,
SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, PLAT BOOK 48, PAGES 99 THROUGH 132, MANATEE
COUNTY, FLORIDA, PUBLIC RECORDS,
HAVING A BEARING OF N 51°38'21" W.

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

DESCRIPTION PREPARED: OCTOBER 12, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 10-12-21

SHEET 1 OF 2

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S:\Jobs\60xx\6040\QUATERRA DESCRIPTIONS\DESCRIPTIONS 2021\6040-PRCL-1102000299-SOUTH-SK-LGL.DOC

SKETCH TO ACCOMPANY DESCRIPTION

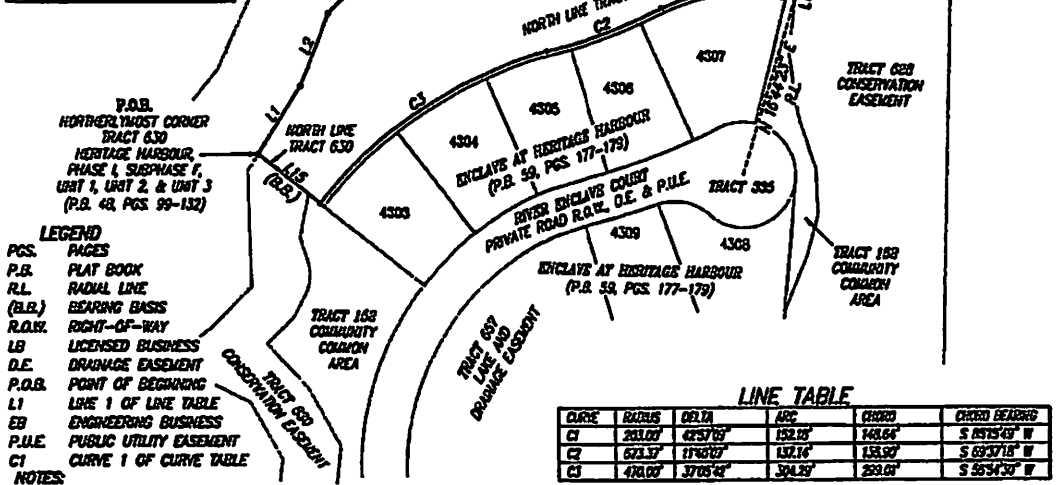
OF A
PARCEL OF LAND
LYING IN
SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MEAN HIGH WATER LINE (ELEVATION=1.24')
AS LOCATED ON NOVEMBER 7, 1997
AS PREVIOUSLY ESTABLISHED BY SURVEY
(STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
WATER SURVEY FILE No. 1781)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°38'49" E	82.28'
L2	N 22°05'03" E	84.68'
L3	N 43°32'19" E	62.15'
L4	N 37°14'31" E	103.55'
L5	N 42°44'12" E	117.10'
L6	N 33°16'40" E	81.70'
L7	N 43°32'42" E	71.18'
L8	S 79°19'31" E	108.33'
L9	S 69°05'03" E	90.08'
L10	S 52°54'20" E	109.12'
L11	S 41°10'33" E	71.48'
L12	S 28°20'24" W	92.80'
L13	S 18°14'15" W	61.60'
L14	S 07°03'24" W	6.02'
L15	N 57°38'21" W	82.17' (B.L.)



P.O.B.
NORTHERLYMOST CORNER
TRACT 630
HERITAGE HARBOUR,
PHASE I, SUBPHASE F,
UNIT 1, UNIT 2, & UNIT 3
(P.B. 48, PGS. 99-132)

- LEGEND**
- PGS. PAGES
 - P.B. PLAT BOOK
 - R.L. RADIAL LINE
 - (B.L.) BEARING BASIS
 - R.O.W. RIGHT-OF-WAY
 - LB LICENSED BUSINESS
 - D.E. DRAINAGE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - L1 LINE 1 OF LINE TABLE
 - EB ENGINEERING BUSINESS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C1 CURVE 1 OF CURVE TABLE

LINE TABLE

CHORD	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	263.00'	42°57'09"	152.50'	148.64'	S 89°15'49" W
C2	673.37'	11°46'09"	132.14'	158.90'	S 69°37'18" W
C3	470.00'	37°05'42"	304.37'	259.01'	S 55°34'30" W

NOTES:
SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT 630, HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, PLAT BOOK 48, PAGES 99 THROUGH 132, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, HAVING A BEARING OF N 57°38'21" W.

TRACT 152, 335, 628, 630 AND 657 ARE PART OF THE RECORDED PLAT OF HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, PLAT BOOK 48, PAGES 99 THROUGH 132, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

PARCEL CONTAINS 152,208 SQUARE FEET OR 3.50 ACRES MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RICHARD M. RIZZ 10-12-2021
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

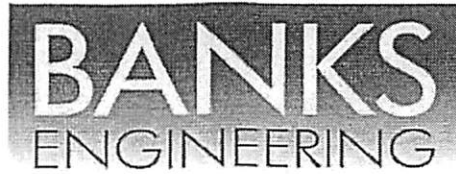
PREPARED OCTOBER 12, 2021

BANKS ENGINEERING
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www.bankseng.com

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 24
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	DATE	SCALE	SHEET	OF	FILE NO. (P-R-S)
10/12/21	8040	MR-10000000		08/28/21	1"=100'	2	2	24-34-18

EXHIBIT "A-3"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN

SECTIONS 11, 12, 13, 14, 15, 23 AND 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND
SECTION 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE,
LYING IN SECTIONS 11, 12, 13, 14, 15, 23 AND 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND
SECTION 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING FURTHER BOUND AND DESCRIBED AS
FOLLOWS:

ALL OF THE UNSURVEYED LANDS LOCATED IN SECTIONS 11, 12, 13, 14, 15, 23 AND 24, TOWNSHIP
34 SOUTH, RANGE 18 EAST AND SECTION 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE
COUNTY, FLORIDA.

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

DESCRIPTION PREPARED: JANUARY 07, 2022

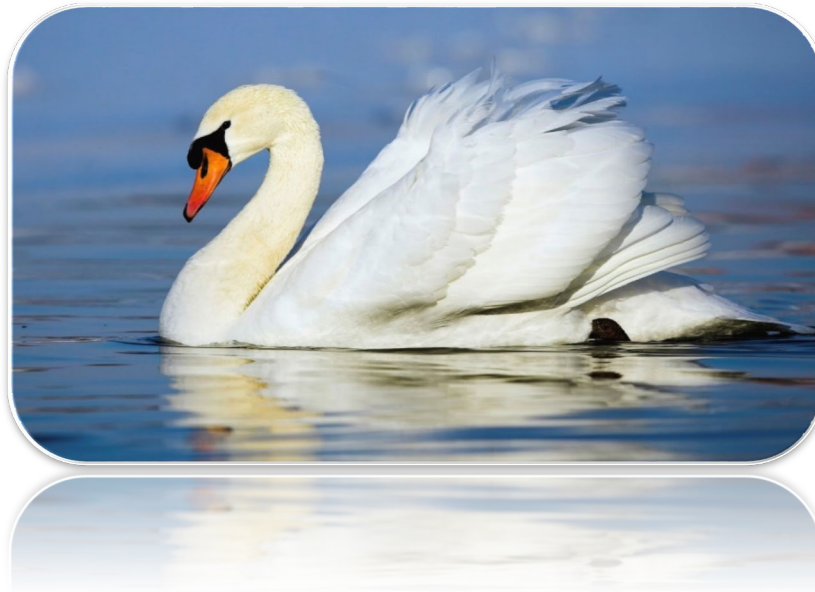
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 01-07-22

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HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER, 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of November 30, 2022**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 187,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,563
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	65,001	5,599	-	-	-	-	70,600
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,400	18,998	-	-	-	-	278,398
Prepayment Account	-	1,396	-	-	-	-	-	1,396
Interest Accounts	-	5	0	-	-	-	-	5
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	12,792	57,382	-	-	-	-	70,173
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	741	-	-	-	-	-	-	741
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	420,573	-	420,573
Amount to be Provided by Debt Service Funds	-	-	-	-	-	22,714,427	-	22,714,427
General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Total Assets	\$ 188,304	\$ 338,594	\$ 81,979	\$ -	\$ -	\$ 23,135,000	\$ 12,324,253	\$ 36,068,130

Heritage Harbour North Community Development District

Balance Sheet - All Funds and Account Groups
as of November 30, 2022

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	57,382	-	-	-	-	-	-	57,382
Debt Service Fund - Series 2014	12,792	-	-	-	-	-	-	12,792
Bonds Payable - Series 2014	-	-	-	-	-	7,145,000	-	7,145,000
Bonds Payable - Series 2017	-	-	-	-	-	15,990,000	-	15,990,000
Total Liabilities	\$ 70,173	\$ -	\$ -	\$ -	\$ -	\$ 23,135,000	\$ -	\$ 23,205,173
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2022	-	503,971	452,982	-	-	-	-	956,953
Results from Current Operations	-	(165,378)	(371,003)	-	-	-	-	(536,381)
Unassigned								
Beginning: October 1, 2022	132,023	-	-	-	-	-	-	132,023
Results from Current Operations	(13,892)	-	-	-	-	-	-	(13,892)
Total Fund Equity and Other Credits	118,131	338,594	81,979	-	-	-	12,324,253	12,862,956
Total Liabilities, Fund Equity and Other Credits	\$ 188,304	338,594	\$ 81,979	\$ -	\$ -	\$ 23,135,000	\$ 12,324,253	\$ 36,068,130

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending November 30, 2022

	October	November	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	N/A
Interest					
Interest - General Checking	2	1	3	35	9%
Special Assessment Revenue					
Special Assessments - Uniform Method	452	2,266	2,718	116,966	2%
Special Assessments - Non-Uniform Mthd	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 453	\$ 2,268	2,721	\$ 117,001	2%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 3,125	\$ 3,125	6,250	\$ 3,000	208%
Board of Supervisor's - FICA	290	290	580	230	252%
Executive					
Executive Salaries	-	-	-	38,500	0%
Executive Salaries - FICA	-	-	-	3,596	0%
Executive Salaries - Insurance	-	-	-	-	0%
Financial and Administrative					
Audit Services	-	-	-	4,900	0%
Accounting Services	-	463	463	4,500	10%
Assessment Roll Preparation	667	667	1,333	8,500	16%
Arbitrage Rebate Services	-	-	-	1,000	0%
Manager Services	-	-	-	-	N/A
Professional Services					
District Manager Services	-	-	-	-	N/A
Other Contractual Services					
Recording and Transcription	-	-	-	300	0%
Legal Advertising	-	-	-	1,500	0%
Trustee Services	-	-	-	11,900	0%
Dissemination Agent Services	250	-	250	2,000	13%
Property Appraiser Fees	-	-	-	-	N/A
Bank Services	294	300	594	800	74%
Travel and Per Diem	-	-	-	-	N/A

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending November 30, 2022

	October	November	Year to Date	Annual Budget	% of Budget
Communications & Freight Services					
Telephone	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	200	0%
Rentals & Leases	-	-	-		
Miscellaneous Equipment Leasing	-	-	-	-	N/A
Computer Services	-	50	50	7,900	1%
Insurance	-	6,918	6,918	6,700	103%
Printing & Binding	-	-	-	100	0%
Office Supplies	-	-	-	-	N/A
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	1,500	0%
Other General Government Services					
Engineering Services - General Fund	-	-	-	750	0%
Stormwater Needs Analysis	-	-	-	-	N/A
Payroll Services	-	-	-	-	N/A
Capital Outlay					
Reserves					
Operation Reserve (Addition)	-	-	-	18,950	0%
Total Expenditures and Other Uses:	\$ 4,626	\$ 11,987	16,613	\$ 117,001	14%
Net Increase/ (Decrease) of Fund Balance	(4,173)	(9,719)	(13,892)	-	
Fund Balance - Beginning	132,023	127,850	132,023	114,598	
Fund Balance - Ending	<u>\$ 127,850</u>	<u>\$ 118,131</u>	<u>118,131</u>	<u>\$ 114,598</u>	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2014 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending November 30, 2022

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Capitalized Interest	-	-	-	-	N/A
Revenue Account	0	0	1	22	3%
Reserve Account	1	1	2	-	N/A
Interest Account	1	1	1	-	N/A
Sinking Fund	-	-	-	-	N/A
Prepayment Account	0	0	0	-	N/A
Special Assessment Revenue					
Special Assessments - Uniform Method	2,007	10,073	12,081	520,103	2%
Special Assessments - Non-Uniform Mthd	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Other Financing Sources					
Debt Proceeds	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,010	\$ 10,075	\$ 12,085	\$ 520,125	2%
Expenditures and Other Uses					
Debt Service					
Principal - Mandatory	\$ -	\$ -	\$ -	\$ 165,000	0%
Principal - Early Redemptions	-	-	-	-	N/A
Interest Expense	-	177,463	177,463	354,925	50%
Inter-Fund Group Transfers Out	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 177,463	\$ 177,463	\$ 519,925	34%
Net Increase/ (Decrease) of Fund Balance	2,010	(167,387)	(165,378)	200	
Fund Balance - Beginning	503,971	505,981	503,971	499,168	
Fund Balance - Ending	\$ 505,981	\$ 338,594	\$ 338,594	\$ 499,368	

Heritage Harbour North Community Development District

Debt Service Fund - Series 2017 Bonds Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending November 30, 2022

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Revenue Account	1	1	2	-	N/A
Reserve Account	0	0	0	15	1%
Interest Account	-	0	0	-	N/A
Sinking Fund	-	-	-	-	N/A
Prepayment Account	-	-	-	-	N/A
Excess Revenue	0	0	1	-	N/A
Excess Reserve	-	-	-	-	N/A
Gain (loss) on Investments	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - Uniform Method	5,274	26,464	31,738	1,366,212	2%
Special Assessments - Non-Uniform Mthd	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,275	\$ 26,465	\$ 31,740	\$ 1,366,227	2%
Expenditures and Other Uses					
Debt Service					
Principal - Mandatory	\$ -	\$ -	\$ -	\$ 715,000	0%
Principal - Early Redemptions	-	80,000	80,000	-	N/A
Interest Expense	-	322,744	322,744	645,488	50%
Special Items	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 402,744	\$ 402,744	\$ 1,360,488	30%
Net Increase/ (Decrease) of Fund Balance	5,275	(376,278)	(371,003)	5,739	
Fund Balance - Beginning	452,982	458,257	452,982	441,724	
Fund Balance - Ending	\$ 458,257	\$ 81,979	\$ 81,979	\$ 447,463	

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2014 Bonds Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending November 30, 2022

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	N/A
Other Financing Sources					
Debt Proceeds	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses					
Financial and Administrative					
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	-	N/A
Underwriters' Services	-	-	-	-	N/A
Other Contractual Services					
Trustee Services	-	-	-	-	N/A
Printing & Binding	-	-	-	-	N/A
Legal Services	-	-	-	-	N/A
Flood Control - Stormwater Management					
Engineering Services	-	-	-	-	N/A
Legal Services	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
Other Financing Uses					
Original Issue Discount	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	
Fund Balance - Ending	\$ -	-	-	\$ -	

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2017 Bonds

Statement of Revenue, Expenditures and Changes in Fund Balance

for the period Ending November 30, 2022

	October	November	Year to Date	Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Deferred Cost Account	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses					
Professional Services					
District Manager Services	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Services	-	-	-	-	N/A
Rating Agency & Verification Agency	-	-	-	-	N/A
Other Contractual Services					
Trustee Services	-	-	-	-	N/A
Printing & Binding	-	-	-	-	N/A
Legal Services					
Legal - General Counsel	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	

HERITAGE HARBOR NORTH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER, 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of December 31, 2022**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 1,721,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,721,318
Capital Projects Fund								
Construction Account	-	-	-	-	-	-	-	-
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Debt Service Funds								
Revenue Account	-	65,002	5,599	-	-	-	-	70,602
Excess Revenue - Subordinated Bonds	-	-	-	-	-	-	-	-
Excess Reserve	-	-	-	-	-	-	-	-
Reserve Account	-	259,400	18,998	-	-	-	-	278,398
Prepayment Account	-	1,396	-	-	-	-	-	1,396
Interest Accounts	-	5	0	-	-	-	-	5
Sinking Fund Accounts	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	413,732	1,110,698	-	-	-	-	1,524,429
Debt Service Fund - Series 2014	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	-	-	-	-	-	-	-	-
Due from Other Governments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	741	-	-	-	-	-	-	741
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,874,830	-	1,874,830
Amount to be Provided by Debt Service Funds	-	-	-	-	-	21,105,170	-	21,105,170
General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Total Assets	\$ 1,722,059	\$ 739,535	\$ 1,135,295	\$ -	\$ -	\$ 22,980,000	\$ 12,324,253	\$ 38,901,142

Heritage Harbour North Community Development District

**Balance Sheet - All Funds and Account Groups
as of December 31, 2022**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Projects Fund		General Long Term Debt	General Fixed Assets	
	Operations	Series 2014	Series 2017	Series 2014	Series 2017			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Governments	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund - Series 2017	1,110,698	-	-	-	-	-	-	1,110,698
Debt Service Fund - Series 2014	413,732	-	-	-	-	-	-	413,732
Bonds Payable - Series 2014	-	-	-	-	-	6,990,000	-	6,990,000
Bonds Payable - Series 2017	-	-	-	-	-	15,990,000	-	15,990,000
Total Liabilities	\$ 1,524,429	\$ -	\$ -	\$ -	\$ -	\$ 22,980,000	\$ -	\$ 24,504,429
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	12,324,253	12,324,253
Fund Balance								
Restricted								
Beginning: October 1, 2022	-	503,971	452,982	-	-	-	-	956,953
Results from Current Operations	-	235,563	682,313	-	-	-	-	917,876
Unassigned								
Beginning: October 1, 2022	132,023	-	-	-	-	-	-	132,023
Results from Current Operations	65,607	-	-	-	-	-	-	65,607
Total Fund Equity and Other Credits	197,630	739,535	1,135,295	-	-	-	12,324,253	14,396,713
Total Liabilities, Fund Equity and Other Credits	\$ 1,722,059	739,535	\$ 1,135,295	\$ -	\$ -	\$ 22,980,000	\$ 12,324,253	\$ 38,901,142

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending December 31, 2022

	October	November	December	Year to Date	Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	N/A
Interest						
Interest - General Checking	2	1	10	13	35	36%
Special Assessment Revenue						
Special Assessments - Uniform Method	452	2,266	90,196	92,914	116,966	79%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 453	\$ 2,268	\$ 90,206	92,926	\$ 117,001	79%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ 3,125	\$ 3,125	\$ 1,000	7,250	\$ 3,000	242%
Board of Supervisor's - FICA	290	290	77	657	230	285%
Executive						
Executive Salaries	-	-	3,125	3,125	38,500	8%
Executive Salaries - FICA	-	-	290	290	3,596	8%
Executive Salaries - Insurance	-	-	-	-	-	0%
Financial and Administrative						
Audit Services	-	-	-	-	4,900	0%
Accounting Services	-	463	366	828	4,500	18%
Assessment Roll Preparation	667	667	667	2,000	8,500	24%
Arbitrage Rebate Services	-	-	-	-	1,000	0%
Manager Services	-	-	-	-	-	N/A
Professional Services						
District Manager Services	-	-	-	-	-	N/A
Other Contractual Services						
Recording and Transcription	-	-	-	-	300	0%
Legal Advertising	-	-	-	-	1,500	0%
Trustee Services	-	-	4,760	4,760	11,900	40%
Dissemination Agent Services	250	-	-	250	2,000	13%
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Services	294	300	323	917	800	115%
Travel and Per Diem	-	-	-	-	-	N/A

Heritage Harbour North Community Development District

General Fund

Statement of Revenue, Expenditures and Changes in Fund Balance for the period Ending December 31, 2022

	October	November	December	Year to Date	Annual Budget	% of Budget
Communications & Freight Services						
Telephone	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	200	0%
Rentals & Leases						
Miscellaneous Equipment Leasing	-	-	-	-	-	N/A
Computer Services	-	50	100	150	7,900	2%
Insurance	-	6,918	-	6,918	6,700	103%
Printing & Binding	-	-	-	-	100	0%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	-	-	1,500	0%
Other General Government Services						
Engineering Services - General Fund	-	-	-	-	750	0%
Stormwater Needs Analysis	-	-	-	-	-	N/A
Payroll Services	-	-	-	-	-	N/A
Capital Outlay						
Reserves						
Operation Reserve (Addition)	-	-	-	-	18,950	0%
Total Expenditures and Other Uses:	\$ 4,626	\$ 11,987	\$ 10,707	27,320	\$ 117,001	23%
Net Increase/ (Decrease) of Fund Balance	(4,173)	(9,719)	79,499	65,607	-	
Fund Balance - Beginning	132,023	127,850	118,131	132,023	114,598	
Fund Balance - Ending	<u>\$ 127,850</u>	<u>\$ 118,131</u>	<u>\$ 197,630</u>	<u>197,630</u>	<u>\$ 114,598</u>	

Heritage Harbour North Community Development District

**Debt Service Fund - Series 2014 Bonds
Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending December 31, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Capitalized Interest	-	-	-	-	-	N/A
Revenue Account	0	0	0	1	22	4%
Reserve Account	1	1	1	3	-	N/A
Interest Account	1	1	-	1	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Prepayment Account	0	0	0	0	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	2,007	10,073	400,940	413,020	520,103	79%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Other Financing Sources						
Debt Proceeds	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,010	\$ 10,075	\$ 400,941	\$ 413,026	\$ 520,125	79%
Expenditures and Other Uses						
Debt Service						
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ 165,000	0%
Principal - Early Redemptions	-	-	-	-	-	N/A
Interest Expense	-	177,463	-	177,463	354,925	50%
Inter-Fund Group Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 177,463	\$ -	\$ 177,463	\$ 519,925	34%
Net Increase/ (Decrease) of Fund Balance	2,010	(167,387)	400,941	235,563	200	
Fund Balance - Beginning	503,971	505,981	338,594	503,971	499,168	
Fund Balance - Ending	<u>\$ 505,981</u>	<u>\$ 338,594</u>	<u>\$ 739,535</u>	<u>\$ 739,535</u>	<u>\$ 499,368</u>	

Heritage Harbour North Community Development District

**Debt Service Fund - Series 2017 Bonds
Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending December 31, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Revenue Account	1	1	0	2	-	N/A
Reserve Account	0	0	0	0	15	2%
Interest Account	-	0	-	0	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Prepayment Account	-	-	0	0	-	N/A
Excess Revenue	0	0	-	1	-	N/A
Excess Reserve	-	-	-	-	-	N/A
Gain (loss) on Investments	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - Uniform Method	5,274	26,464	1,053,316	1,085,054	1,366,212	79%
Special Assessments - Non-Uniform Mthd	-	-	-	-	-	N/A
Special Assessments - Prepaid	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,275	\$ 26,465	\$ 1,053,316	\$ 1,085,057	\$ 1,366,227	79%
Expenditures and Other Uses						
Debt Service						
Principal - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ 715,000	0%
Principal - Early Redemptions	-	80,000	-	80,000	-	N/A
Interest Expense	-	322,744	-	322,744	645,488	50%
Special Items	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 402,744	\$ -	\$ 402,744	\$ 1,360,488	30%
Net Increase/ (Decrease) of Fund Balance	5,275	(376,278)	1,053,316	682,313	5,739	
Fund Balance - Beginning	452,982	458,257	81,979	452,982	441,724	
Fund Balance - Ending	<u>\$ 458,257</u>	<u>\$ 81,979</u>	<u>\$ 1,135,295</u>	<u>\$ 1,135,295</u>	<u>\$ 447,463</u>	

Heritage Harbour North Community Development District

Capital Projects Fund - Series 2014 Bonds

**Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending December 31, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	N/A
Other Financing Sources						
Debt Proceeds	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses						
Financial and Administrative						
Special Assessment Methodology	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
District Manager Services	-	-	-	-	-	N/A
Underwriters' Services	-	-	-	-	-	N/A
Other Contractual Services						
Trustee Services	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	N/A
Flood Control - Stormwater Management						
Engineering Services	-	-	-	-	-	N/A
Legal Services	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Other Financing Uses						
Original Issue Discount	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>	

Heritage Harbour North Community Development District

**Capital Projects Fund - Series 2017 Bonds
Statement of Revenue, Expenditures and Changes in Fund Balance
for the period Ending December 31, 2022**

	<u>October</u>	<u>November</u>	<u>December</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Deferred Cost Account	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Inter-Fund Group Transfers In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses						
Professional Services						
District Manager Services	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Services	-	-	-	-	-	N/A
Rating Agency & Verification Agency	-	-	-	-	-	N/A
Other Contractual Services						
Trustee Services	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	N/A
Legal Services						
Legal - General Counsel	-	-	-	-	-	N/A
Inter-Fund Group Transfers Out	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) of Fund Balance	-	-	-	-	-	
Fund Balance - Beginning	-	-	-	-	-	
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	