Parcel 1:
The SE 1/4 of the SE 1/4 of Section 21, Township 33 South, Range 18 East, Manatee County, Florida, LESS the East 25 feet for roadway, AND ALSO LESS all of Fairways At Imperial Lakewoods Phase 1A, according to the plat thereof, recorded in Plat Book 38, Page 112, of the Public Records of Manatee County, Florida.

Parcel 1A:
DESCRIPTION
BEGIN
distance of 400.36 feet to the Southwest corner of Parcel VIII, according to Official Records Book 2620, Page 3040, of the Public Records of Manatee County, Florida; thence along the South boundary of said Parcel VIII, S.87°24'44"E., a distance of 299.88 feet to the Southeast corner thereof, also being a point on the Westerly boundary of FAIRWAYS AT IMPERIAL LAKEWOODS PHASE 1A-2, PHASE 1B, AND PHASE 2B, according to the plat thereof, recorded in Plat Book 38, Page 112, of the Public Records of Manatee County, Florida; thence along said Westerly boundary of FAIRWAYS AT IMPERIAL LAKEWOODS PHASE 1A-2, PHASE 1B, AND PHASE 2B, the following five (5) courses: 1) S.04°03'14"W., a distance of 8.47 feet; 2) S.03°11'42"E., a distance of 106.65 feet; 3) S.20°46'29"E., central angle of 28°56'36" (chord bearing S.33°36'39"W., 124.95 feet) to a point on the South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 21; thence along said South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 21.

Parcel 1B:
DESCRIPTION
COMMENCE at the Southwest corner of said Northeast 1/4 of the Southeast 1/4 of Section 21, run thence along the South boundary of said Northeast 1/4 of the Southeast 1/4 of Section 21, N.89°41'48"E., a distance of 1067.19 feet to a point on the Easterly boundary of Lot 31, FAIRWAYS AT IMPERIAL LAKEWOODS PHASE 1A-2, PHASE 1B, AND PHASE 2B, according to the plat thereof, recorded in Plat Book 38, Page 112, of the Public Records of Manatee County, Florida, said point also being the distance of 45.28 feet to the Southerly right-of-way line of Bobby Jones Court, per said plat of FAIRWAYS AT IMPERIAL LAKEWOODS PHASE 1A-2, PHASE 1B, AND PHASE 2B; thence along said boundary of said Lots 31, 22, 11, 10, and 9, a distance of 225.00 feet and a central angle of 24°37'23" (chord bearing S.77°59'31"E., 95.95 feet) to a point on aforesaid South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 21; thence along said South boundary of the Northeast 1/4 of the Southeast 1/4 of Section 21.

Parcel 1C:
The East 25 feet of the NE 1/4 of the NE 1/4 of the NE 1/4 and the East 25 feet of the North 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4 of Section 28, Township 33 South, Range 18 East, Manatee County, Florida.

Parcel 2:
The North 3/4 of the West 1/2 of the NE 1/4 of the NE 1/4 of Section 28, Township 33 South, Range 18 East, Manatee County, Florida.

Schedule B, Section II, Title Notes:
(Not a Matter of Survey) Item 2:
Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

(Not a Matter of Survey) Item 5:
(Not a Matter of Survey)
(Not a Matter of Survey) Item 7:
(Not a Matter of Survey)
(Not a Matter of Survey) Item 8:
Easement granted to Westfield Homes of Florida, Inc. as set forth in instrument recorded in Book 1766, Page 5627.

(Blanket Easement over Parcel 1 for the plat of Waterford Phase 1)
NOTES:
1. SEE SHEET 5-102 FOR JOG AND CURVE DATA.
2. SEE SHEET 5-102 FOR ELEVATION.
3. THE SITE USES PERMITS, A AS PER SWRM PANEL'S CORRELATION.
4. WETLAND FLAG INFORMATION PROVIDED BY WRA DETERMINATION.
5. CONTOUR INFORMATION TAKEN FROM LIDAR DATA.
PROPOSED FLOOD PLAIN COMP.
5.74± AC

PROJECT
BOUNDARY

25 YR FLOOD PLAIN

PROPOSED FLOOD PLAIN COMP. AREA

PERMITTED
INFECTION

ZONING

OPTIMAL
SOWERS

DRAINAGE DITCH

PROPOSED ENGINEERING WEIR

C-303
NOTES:
1. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/or MAINTENANCE FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY REPRESENT THE INTENT TO COMPLY WITH THE REQUIREMENT OF SECTION 722 OF THE MANATEE COUNTY LDC. THE USE AND LOCATION OF THE FACILITIES WILL BE FINALIZED DURING THE FINAL ENGINEERING PERIOD.

2. FIRE PROTECTION - FIRE WATER LINES AND HYDRANTS WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS. FIRE PROTECTION CAN BE LOCATED AND REASONABLE TO BE CONSTRUCTED WITHIN THE PUBLICLY OWNED RIGHT-OF-WAY OF THE LOCAL FIRE DISTRICT. THE CREATE FIRE WATER LINES AND HYDRANTS WILL BE DELIVERED TO THE MANATEE COUNTY ASSOCIATION FOR MAINTENANCE, UPON CONSTRUCTION AND COUNTY ACCEPTANCE.

3. THE INTERNAL DISTRIBUTION SYSTEM IS PROPOSED TO BE PRIVATE PIPES, WITH A PEAK OF NON-APPROPRIATE LEVEL OF WATER SHOWN TO INTENT TO THE SITE TO THE MANATEE COUNTY ASSOCIATION FOR MAINTENANCE UPON CONSTRUCTION AND COUNTY ACCEPTANCE.

4. PUBLIC RIGHT-OF-WAY WILL BE PROVIDED SHOWN NECESSARY FOR PROPER MAINTENANCE AND INSPECTION.

5. THE SITE IS IN THE "NORMAL CREDIT" RAINWATER RATED. POST DEVELOPED RUNOFF RATES WILL BE LIMITED TO 10% OF THE PRE DEVELOPED RUNOFF RATES FOR THE 2 YEAR STORAGE EVENT.

6. UTILITIES WILL BE DISTRIBUTED ENCOMPASSING ALL STORMWATER MANAGEMENT FEATURES FOR MAINTENANCE. THE UTILITIES WILL BE DIRECTED TO THE MANATEE COUNTY ASSOCIATION.

7. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY MEANS OF A CONTRACTOR.

8. THE INLET STRUCTURE IS A PRIVATE INCREMENT.

9. STREETLIGHTING MAY BE INSTALLATION BY THE DEVELOPER OR LICENCED CONTRACTOR, AND SHALL COMPLY WITH LOCAL REQUIREMENTS AT TIME OF INSTALLATION.

10. AN OFFICE AND/or LICENSED ENGINEER SHALL BE INSTALLATION BY THE DEVELOPER TO COMPLY THE PROPOSED DEVELOPMENT. ALL DOCUMENTS WILL BE CONSTRUCTED IN A LICENSED COMPANY SHEETS FOR THE ALL APPLICABLE MANATEE COUNTY STANDARDS.

11. ALL MAPPING, PLANS AND STANDARDS ON THE PROPOSED FACILITIES TO BE DEVELOPED SHALL BE VACATED BY MEANS OF THE MANATEE COUNTY EASEMENT VACATION PROCESSING.

12. ALL ENGINEERING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANATEE COUNTY STANDARDS.

CODE NOTES:

2. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT, PROSTATE STD (AO), PUBLIC WORKS DEPARTMENT, PROSTATE STD (AO) SHALL REQUIRE ALL APPROPRIATE EASEMENT. IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

ADDITIONAL PROVISIONS:
1. ALL FIRE HYDRANTS SHALL BE INSTALLATION BY THE MANATEE COUNTY DEPARTMENT OF FIRE PREVENTION. THE LOCATION OF FIRE HYDRANTS SHALL BE APPROVED BY THE MANATEE COUNTY DEPARTMENT OF FIRE PREVENTION.

2. MINIMUM MANUFACTURED CLEARANCE OF 1 FOOT TO THE FRONT AND BOTH SIDES, AND 1 FOOT TO THE REAR OF ALL FIRE HYDRANTS SHALL BE MAINTAINED. (JURISDICTIONAL STANDARD, 3010.13)
NOTES:
1. SEE SHEET C-403 FOR LANDSCAPE NOTES AND TREE DATA.
2. THE SITE LEFT HAND SHEET A. AT FOR FIRM MININS LOSOL CCTOR LANE AT 9635 LILY LANE.
3. THE SITE RIGHT HAND SHEET B. FOR FIRM MININS LOSOL CCTOR LANE AT 9635 LILY LANE.
4. CONTOUR INFORMATION TAKEN FROM LIDAR DATA.
NOTES:
1. SEE SHEET C-403 FOR LANDSCAPE NOTES AND TREE DATA.
3. WETLAND FLAG INFORMATION PROVIDED BY WRA DETERMINATION.
4. CONTOUR INFORMATION TAKEN FROM LIDAR DATA.
NOTES:
1. SEE SHEET C-401 FOR LANDSCAPE NOTES AND TREE DATA.
3. WETLAND FLAG INFORMATION PROVIDED BY WRA DETERMINATION.
4. CONTOUR INFORMATION TAKEN FROM LIDAR DATA.