AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEL WEBB AT LAKewood RANCH

THIS AMENDMENT is executed by PULTE HOME COMPANY, LLC, a Michigan limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation (the "Developer").

WHEREAS, on December 12, 2014, the Developer recorded a Declaration of Covenants, Conditions and Restrictions for Del Webb at Lakewood Ranch in O.R. Book 2548, Page 2968, Public Records of Manatee County, Florida (the "Declaration").

WHEREAS, Section 14.6 of the Declaration reserves to the Developer the right to amend the Declaration.

NOW THEREFORE, pursuant to the rights reserved by Section 14.6 of the Declaration described above, the Developer hereby amends the Declaration by attaching the following documents as revised or new exhibits to the Declaration:

Notice to Buyers (Exhibit "F")
Revised List of Holdings (Exhibit "G")
New Right of Entry (Exhibit "H-I")
Revised Ten Year Budget/Fiscal Program (Exhibit "I")

IN WITNESS WHEREOF, the Developer has executed this instrument effective as of the day and year written below.

Witnesses:

WALTER GRAHAM

Witness Name:

MICHELLE PLATKE

Witness Name:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27th day of June, 2019, by Michael Woolery, Vice President-Land Acquisition, Southwest Florida Division, of Pulte Home Company, LLC, a Michigan limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation. He is personally known to me.

NOTARY PUBLIC

Name:

My Commission Expires:
EXHIBIT "F"

NOTICE TO BUYERS

Additional language indicated by underlining.
Deleted language indicated by hyphens.

To the purchasers of Lots in Del Webb at Lakewood Ranch, Manatee County, Florida (the "Property"), you are hereby notified that the purchase of your Lot is subject to:

1. The Declaration of Covenants, Conditions and Restrictions for Del Webb at Lakewood Ranch, as amended from time to time (the "Declaration").

2. Ownership of a Lot in Del Webb at Lakewood Ranch automatically makes you a member of the Del Webb at Lakewood Ranch Homeowners Association, Inc. ("Association"), and you are subject to its Declaration, Articles of Incorporation, Bylaws and Rules and Regulations. Each Lot entitles its Owner to one vote in the affairs of the Association.

3. The Association has the right and power to assess and collect, as provided in its Declaration, Articles of Incorporation and Bylaws, the cost of maintenance of the Common Property and Common Areas under its ownership or maintenance control which you have the right to enjoy, in accordance with the Declaration. A proposed ten year Fiscal Program for the Association is included as part of the Declaration, as it may be revised from time to time.

4. You are hereby notified that the Association may increase the budget and assessments as may be required to maintain the common areas and amenities of Del Webb at Lakewood Ranch.

5. Street Trees: Manatee County Land Development Code requires street trees, which must be installed prior to a certificate of occupancy being issued. Each Lot within the community will contain at least one (1) street tree per street frontage. The maintenance of the street trees shall be the responsibility of the Association; however, the Owner shall be responsible for the proper root pruning to avoid interference of the tree’s root with sidewalks, utilities, foundations of other improvements constructed on the Lots, due to the natural growth of street trees.

6. The Plat of Del Webb Phase IV, Subphases 4A & 4B, contains wetlands and wetland buffers which are regulated in accordance with Section 706 of the Manatee County Land Development Code. Unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly prohibited within wetlands and wetland buffer and upland preservation areas without the prior written consent of Manatee County:

   a. Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground.
   b. Construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or other authorization.
   c. Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
   d. Removal, mowing, or trimming of trees, shrubs or other vegetation.
   e. Application of herbicides, pesticides, or fertilizers.
f. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.

g. Surface use except for purposes that permit the land or water areas to remain in its natural condition.

h. Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.

i. Acts or uses detrimental to such retention of land or water areas.

j. Planting of vegetative material that is not native to the Southwest region of Florida.

7. No Owner of property within Del Webb at Lakewood Ranch may construct or maintain any building, residence or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and Plat, or Additional Plat(s), if any, of Del Webb at Lakewood Ranch unless prior approval is received from the Southwest Florida Water Management District ("SWFWMD").

8. Each Owner within Del Webb at Lakewood Ranch at the time of construction of a building, residence, or structure shall comply with the construction plans for the Surface Water or Stormwater Management System approved and on file with the Southwest Florida Water Management District.

9. Non-potable water shall be utilized for landscaping irrigation. The planned source of irrigation for Lakewood Ranch Del Webb will be provided by Braden River Utilities, which may use a combination of reclaimed water, stormwater and groundwater. Irrigation water is not fit for human consumption.

10. Building Setbacks are as per the approved General Development Plan (GDP) and Final Site Plans for Lakewood Ranch Del Webb as amended from time to time and as supplemented by requirements set forth in the Manatee County Land Development Code.

11. The majority of the Property appears to lie in Flood Zones "X," with a small portion of the Property in "AE" and "A" per Flood Insurance Rate Map for Manatee County, Florida (Unincorporated Areas), Community Panel Number 12081C0365E, effective March 17, 2014. An accurate zone determination should be made by the preparer of the map, the Federal Emergency Management Agency (FEMA), or the Local Governmental Agency having jurisdiction over such matters prior to any judgments being made for the Zone as noted.

12. The Association is obligated to maintain, to oversee and provide for the continued, phased removal of nuisance, exotic plant species that become reestablished within the Common Area for the life of the Community consistent with Section 715.4 Manatee County Land Development Code.

13. The location of Del Webb at Lakewood Ranch is such that there may be neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

14. Owners of Lots which are required to have sidewalks per subdivision construction plans approved for Lakewood Ranch Del Webb shall be responsible for the installation of such sidewalks. These sidewalks shall be constructed in the right of way or easement, as set forth in the Manatee County rules and regulations. Declarant, as the owner of the Lot.
prior to the issuance of a certificate of occupancy, will initially install the required sidewalks within Del Webb at Lakewood Ranch.

15. Visibility Triangle must be maintained pursuant to Section 713 of the Manatee County Land Development Code.

16. Adjacent roadways will or may be constructed in the area surrounding Del Webb at Lakewood Ranch, including (i) The Masters Avenue near the southern boundary of the overall project; (ii) Bourneside Road near the eastern boundary of the overall project; (iii) and the possible widening of State Road 70 near the northern boundary of the overall project.

17. All property with Del Webb at Lakewood Ranch is included within the independent special district, Lakewood Ranch Stewardship District. THE LAKEWOOD RANCH STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATIONAL AND MAINTENANCE COST OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of the Declaration or any Lot sales contract between a purchaser and Declarant.
EXHIBIT "G"

LIST OF HOLDINGS

The following is a complete listing of all common open space and improvements of the Del Webb at Lakewood Ranch Homeowners Association, Inc. a non-profit Florida corporation, as of the date of recording of the Sixth Amendment to Declaration to which this Exhibit is attached. This organization has been established for the ownership and maintenance of all land, buildings, equipment, facilities, and other holdings as described and depicted on the Plat as Tracts, and as further described below.

<table>
<thead>
<tr>
<th></th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td><strong>Del Webb, Phase I A Plat</strong></td>
<td></td>
</tr>
<tr>
<td>Tract 200</td>
<td>Recreation Area and Sales Center</td>
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<tr>
<td>Tract 300</td>
<td>Private Roadway, Drainage and Utility</td>
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<td></td>
<td>Easement and Public Utility Easement</td>
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<tr>
<td>Tracts 400-408</td>
<td>Landscape, Drainage, Utility, Wall/Sign Easement</td>
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<tr>
<td>Tract 700</td>
<td>Lift Station, Public Utility Easement</td>
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<tr>
<td><strong>Del Webb, Phase I B Plat</strong></td>
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<tr>
<td>Tract 301</td>
<td>Private Roadway, Drainage and Utility</td>
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<tr>
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<td>Easement and Public Utility Easement</td>
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<tr>
<td>Tracts 409-412</td>
<td>Landscape, Drainage, Utility, Wall/Sign Easement</td>
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<tr>
<td><strong>Del Webb, Phase II, Subphases 2A, 2B &amp; 2C Plat</strong></td>
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<tr>
<td>Tract 302</td>
<td>Private Roadway, Drainage and Utility</td>
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<td></td>
<td>Easement and Public Utility Easement</td>
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<td>Tracts 413-418</td>
<td>Landscape, Drainage, Utility, Wall/Sign Easement</td>
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<tr>
<td>Tract 701</td>
<td>Manatee County Lift Station Easement</td>
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<tr>
<td><strong>Del Webb, Phase III, Subphases 3A, 3B &amp; 3C</strong></td>
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<tr>
<td>Tract 303</td>
<td>Private Roadway, Drainage and Utility</td>
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<td></td>
<td>Easement and Public Utility Easement</td>
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<tr>
<td>Tracts 419-420</td>
<td>Landscape, Drainage, Utility, Wall/Sign Easement</td>
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<tr>
<td>Tract 702</td>
<td>Manatee County Lift Station Easement</td>
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<td><strong>Del Webb, Phase IV, Subphases 4A &amp; 4B</strong></td>
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<tr>
<td>Tract 303</td>
<td>Private Roadway, Drainage and Utility</td>
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<td>Easement and Public Utility Easement</td>
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<tr>
<td>Tracts 419-420</td>
<td>Landscape, Drainage, Utility, Wall/Sign Easement</td>
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<tr>
<td>Tracts D541-D546</td>
<td>Lake, Drainage, Utility and Landscape</td>
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<tr>
<td></td>
<td>Maintenance Easement</td>
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<tr>
<td>Tract D610</td>
<td>Preservation Area and Drainage Easement</td>
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</table>
EXHIBIT H-II, Del Webb Phase IV, Subphases 4A & 4B

RIGHT OF ENTRY AND COMPLIANCE WITH
MANATEE COUNTY LAND DEVELOPMENT CODE

The Manatee County Land Development Code, Ordinance 90-01, adopted on July 25, 1990 by the Board of County Commissioners of Manatee County, Florida requires adequate ownership and management measures be provided in residential developments to protect and perpetually maintain all common improvements and open space. The following provisions are stipulated in Chapter Nine of the Land Development Code (Subdivision Procedures and Standards, Section 909.5, and are hereby incorporated as part of Del Webb Phase IV, Subphases 4A & 4B.

I. Right of Entry by County. The Manatee County law enforcement officers, health and pollution control personnel, emergency medical service personnel, and fire fighters, while in pursuit of their duties, are hereby granted authority to enter upon any and all portions of the Common Area as may be necessary to perform those duties.

II. Ownership of the Common Area. Notwithstanding anything herein contained to the contrary, the Association shall not dispose of any Common Area, by sale or otherwise, except to an organization conceived and organized to own and maintain such Common Area, without first offering to dedicate the same to Manatee County or other appropriate governmental agency.

III. Disturbance of Common Area. No lands in the Common Area shall be denuded, defaced, or otherwise disturbed in any manner at any time, except for maintenance or repair, without the prior written approval of the Manatee County Planning Director.

IV. Maintenance and Care. In the event the Association or its successors fail to maintain the Common Area in reasonable order and condition, the provisions of the Manatee County Land Development Code allow for Manatee County, upon notice and hearing, to enter said Common Area for the purpose of maintaining same. The cost of such maintenance by the County shall be assessed on a prorate basis, and such charges will be made payable by Owners within sixty (60) days after receipt of a statement therefor, and shall become a lien on the Lot if unpaid at the end of such period.

V. Compliance with Law. Notwithstanding any other provision of the Declaration, no violation of federal, state, or local law shall be permitted.

VI. Amendment. Notwithstanding any other provision of the Declaration relating to amendments, neither this Exhibit, nor any provision of the Declaration affecting this Exhibit, may be amended without the written consent of Manatee County.
EXHIBIT "I"

(Attach Ten Year Budget/Fiscal Program)
<table>
<thead>
<tr>
<th>Type</th>
<th>Specification</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>&quot;A&quot;</td>
<td>0.5&quot; x 0.25&quot;</td>
<td>Square</td>
</tr>
<tr>
<td>&quot;B&quot;</td>
<td>0.3&quot; x 0.15&quot;</td>
<td>Circle</td>
</tr>
<tr>
<td>&quot;C&quot;</td>
<td>0.1&quot; x 0.05&quot;</td>
<td>Diamond</td>
</tr>
</tbody>
</table>

**Notes:**
- All dimensions are in inches.
- "A" and "B" specifications are interchangeable for aesthetic purposes.
- "C" is recommended for detailed work.

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**Specifications Table:**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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<tbody>
<tr>
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<td>Finish</td>
<td>Polished</td>
</tr>
<tr>
<td>Tolerance</td>
<td>±0.01</td>
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</tbody>
</table>

**Additional Information:**
- All components are manufactured in-house.
- Quality control is conducted at every stage of production.
- Certifications are available upon request.
MORTGAGEE'S JOINDER IN AND RATIFICATION OF SUBDIVISION PLAT AND ALL Dedications AND RESERVATIONS THEREON

SCHROEDER-MANATEE RANCH, INC. a Delaware corporation, the owner and holder of that certain Mortgage and Security Agreement dated December 11, 2014, and recorded February 4, 2015, in Official Records Book 2555, Pages 372 through 393, of the Public Records of Manatee County, Florida, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of DEL WEBB, PHASE IV, SUBPHASES 4A & 4B and described as follows:

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and ratifies said subdivision plat and all dedications and reservations thereon, and releases from the lien of said mortgage all (streets, alleys, walks, thoroughfares, parks and other open spaces, required utilities, canals and drainage or other easements) dedicated to or reserved for the public on said subdivision plat.

DATED, this 28th day of FEBRUARY, 2019.

SCHROEDER-MANATEE RANCH, INC.
a Delaware corporation

By:    

REX E. TENSEN, President

ATTEST:

ANTHONY J. CHIOFALO, as Assistant Secretary of SCHROEDER-MANATEE RANCH, INC., a Delaware corporation
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 28th day of FEBRUARY, 2019 by REX E. JENSEN, as President, and ANTHONY J. CHIOFALO, as Assistant Secretary of SCHROEDER-MANATEE RANCH, INC., a Delaware corporation, on behalf of the corporation, who are personally known to me or who have produced ________________ and __________________ as identification.

NOTARY STAMP:

(Signature of Person Taking Acknowledgment) Kathleen J. Horn

Approved and accepted for and on behalf of the County of Manatee, Florida, this ___ day of __________________ 2019.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

ATTEST: Angelina Colomneso
Clerk of the Circuit Court
EXHIBIT “A”

DEL WEBB PHASE IV, SUBPHASES 4A & 4B

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 25, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the most northerly corner of Del Webb, Phase II, Subphases 2A, 2B & 2C as recorded in Plat Book 62, Page 92, said Public Records, said point being the point of curvature of a curve to the right, having a radius of 559.23 feet and a central angle of 18°15'16"; thence southerly along the easterly line of said Del Webb, Phase II and the easterly right-of-way of Roxbury Loop for the following two (2) calls: (1) thence southeasterly along the arc of said curve, a distance of 178.17 feet, said curve having a chord bearing and distance of S.49°21'32"E., 177.42 feet, to the point of compound curvature of a curve to the right having a radius of 440.00 feet and a central angle of 57°41'18"; (2) thence southerly along the arc of said curve, a distance of 443.01 feet to the southwest corner of Del Webb, Phase III, Subphases 3A, 3B and 3C as recorded in Plat Book 64, Page 97 of said Public Records for the POINT OF BEGINNING; thence easterly along the southerly line of said Del Webb, Phase III, Subphases 3A, 3B and 3C for the following three (3) calls: (1) thence S.86°00'42"E., a distance of 1,258.48 feet; (2) thence S.65°54'27"E., a distance of 95.95 feet; (3) thence S.79°48'55"E., a distance of 552.96 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,143.00 feet and a central angle of 19°01'46", said point also being on the easterly line of a Tract as described in Official Records Book 2548, Page 2898, said Public Records, being the westerly right-of-way line of proposed Bourneside Boulevard (proposed 120.00 foot wide public right-of-way); thence along said easterly tract line and along said westerly right-of-way line for the following three (3) calls: (1) thence southerly along the arc of said curve, a distance of 711.75 feet, said curve having a chord bearing and distance of S.11°06'24"E., 708.48 feet, to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 14°34'58"; (2) thence southerly along the arc of said curve, a distance of 514.89 feet to the point of tangency of said curve; (3) thence S.06°02'19"E., a distance of 347.54 feet; thence N.83°00'31"W., a distance of 825.10 feet; thence N.06°19'26"W., a distance of 153.42 feet; thence S.83°40'34"W., a distance of 166.04 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 100°00'00"; thence southwesterly along the arc of said curve, a distance of 43.63 feet to the end of said curve; thence S.54°27'17"W., non-tangent to the last stated curve, a distance of 52.95 feet; thence N.16°19'26"W., a distance of 35.07 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 80°00'00"; thence northwesterly along the arc of said curve, a distance of 34.91 feet to the point of tangency of said curve; thence S.83°40'34"W., a distance of 38.63 feet; thence N.06°19'26"W., a distance of 50.00 feet; thence N.83°40'34"E., a distance of 21.00 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 100°00'00"; thence northeasterly along the arc of said curve, a distance of 43.63 feet to the point of tangency of said curve;
thence N.16°19'26"W., a distance of 48.29 feet to the point of curvature of a curve to the right having a radius of 725.00 feet and a central angle of 22°54'24"; thence northerly along the arc of said curve, a distance of 289.85 feet to the end of said curve; thence S.89°08'59"W., non-tangent to the last stated curve, a distance of 415.34 feet; thence N.58°35'06"W., a distance of 279.73 feet; thence N.72°52'52"W., a distance of 252.84 feet to a point on the abovementioned easterly right-of-way line of Roxbury Loop, being the point of curvature of a non-tangent curve to the left, having a radius of 340.00 feet and a central angle of 29°22'49"; thence northerly along said easterly right-of-way line of Roxbury Loop, also being the easterly line of said Del Webb, Phase II, for the following seven (7) calls: (1) thence northerly along said curve through a central angle of 29°22'49", a distance of 174.35 feet, said curve having a chord bearing and distance of N.02°22'39"E., 172.44 feet, to the beginning of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 82°07'35"; (2) thence northeasterly along the arc of said curve, a distance of 35.83 feet, said curve having a chord bearing and distance of N.28°45'02"E., 32.84 feet, to the end of said curve; (3) thence N.20°11'10"W., radial to the last stated curve, a distance of 50.00 feet to the point of curvature of a radial curve to the right, having a radius of 25.00 feet and a central angle of 82°07'35"; (4) thence westerly along the arc of said curve, a distance of 35.83 feet, said curve having a chord bearing and distance of N.69°07'22"W., 32.84 feet, to the point of reverse curvature of a curve to the left having a radius of 340.00 feet and a central angle of 11°17'13"; (5) thence northwesterly along the arc of said curve, a distance of 66.98 feet to the point of reverse curvature of a curve to the right having a radius of 570.00 feet and a central angle of 60°49'39"; (6) thence northerly along the arc of said curve, a distance of 605.13 feet to the point of reverse curvature of a curve to the left having a radius of 440.00 feet and a central angle of 04°01'27"; (7) thence northerly along the arc of said curve, a distance of 30.90 feet to the POINT OF BEGINNING.
CONSENT TO SUBDIVISION PLAT AND
ALL DEDICATIONS AND RESERVATIONS THEREON

LAKEWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended ("District") is the Owner and holder of that certain lien upon the property by virtue of Benefit Special Assessments in favor of Owner, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of Del Webb, Phase IV, Subphases 4A & 4B and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically consents to said subdivision plat and all dedications and reservations thereon, and releases from the lien any streets, thoroughfares, required utilities, and drainage or other easements dedicated to the general public on said subdivision plat.

IN WITNESS WHEREOF, Owner has caused these presents to be executed by its duly authorized officer this 28th day of FEBRUARY, 2019.

ATTEST:

By: J. Scott Almand, Assistant Secretary

LAKEWOOD RANCH STEWARDSHIP DISTRICT

By: Anthony J. Chiofalo, Vice Chairman

Address: 14400 Covenant Way
Lakewood Ranch, Florida 34202

(SEAL)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 28th day of FEBRUARY, 2019, by Anthony J. Chiofalo, as Vice Chairman and J. Scott Almand, as Assistant Secretary, of Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, who are personally known to me or have produced identification and did (did not) take an oath.

KATHLEEN J. HORN
Notary Public - State of Florida
Commission # GG 300112
My Comm. Expires: Mar 1, 2023
Bonded through National Notary Assn.

Kathleen J. Horn
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Kathleen J. Horn
My Commission Expires: 
Commission Number: __________________________
APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF MANATEE, FLORIDA, THIS _____ DAY OF ____________________, 2019.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: _______________________________
    Chairman

ATTEST: Angelina Colonneso
        Clerk of the Circuit Court

By: _______________________________
    Deputy Clerk
EXHIBIT “A”

DEL WEBB PHASE IV, SUBPHASES 4A & 4B

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 25, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the most northerly corner of Del Webb, Phase II, Subphases 2A, 2B & 2C as recorded in Plat Book 62, Page 92, said Public Records, said point being the point of curvature of a curve to the right, having a radius of 559.23 feet and a central angle of 18°15'16"; thence southerly along the easterly line of said Del Webb, Phase II and the easterly right-of-way of Roxbury Loop for the following two (2) calls: (1) thence southeasterly along the arc of said curve, a distance of 178.17 feet, said curve having a chord bearing and distance of S.49°21'32"E., 177.42 feet, to the point of compound curvature of a curve to the right having a radius of 440.00 feet and a central angle of 57°41'18"; (2) thence southerly along the arc of said curve, a distance of 443.01 feet to the southwest corner of Del Webb, Phase III, Subphases 3A, 3B and 3C as recorded in Plat Book 64, Page 97 of said Public Records for the POINT OF BEGINNING; thence easterly along the southerly line of said Del Webb, Phase III, Subphases 3A, 3B and 3C for the following three (3) calls: (1) thence S.86°00'42"E., a distance of 1,258.48 feet; (2) thence S.65°54'27"E., a distance of 95.95 feet; (3) thence S.79°48'55"E., a distance of 552.96 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,143.00 feet and a central angle of 19°01'46", said point also being on the easterly line of a Tract as described in Official Records Book 2548, Page 2898, said Public Records, being the westerly right-of-way line of proposed Bourneside Boulevard (proposed 120.00 foot wide public right-of-way); thence along said easterly tract line and along said westerly right-of-way line for the following three (3) calls: (1) thence southerly along the arc of said curve, a distance of 711.75 feet, said curve having a chord bearing and distance of S.11°06'24"E., 708.48 feet, to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 14°34'58"; (2) thence southerly along the arc of said curve, a distance of 514.89 feet to the point of tangency of said curve; (3) thence S.06°02'19"E., a distance of 347.54 feet; thence N.83°00'31"W., a distance of 825.10 feet; thence N.06°19'26"W., a distance of 153.42 feet; thence S.83°40'34"W., a distance of 166.04 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 100°00'00"; thence southwesterly along the arc of said curve, a distance of 43.63 feet to the end of said curve; thence S.54°27'17"W., non-tangent to the last stated curve, a distance of 52.95 feet; thence N.16°19'26"W., a distance of 35.07 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 80°00'00"; thence northwesterly along the arc of said curve, a distance of 34.91 feet to the point of tangency of said curve; thence S.83°40'34"W., a distance of 38.63 feet; thence N.06°19'26"W., a distance of 50.00 feet; thence N.83°40'34"E., a distance of 21.00 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 100°00'00"; thence northeastally along the arc of said curve, a distance of 43.63 feet to the point of tangency of said curve;
thence N.16°19'26"W., a distance of 48.29 feet to the point of curvature of a curve to the right having a radius of 725.00 feet and a central angle of 22°54'24"; thence northerly along the arc of said curve, a distance of 289.85 feet to the end of said curve; thence S.89°08'59"W., non-tangent to the last stated curve, a distance of 415.34 feet; thence N.58°35'06"W., a distance of 279.73 feet; thence N.72°52'52"W., a distance of 252.84 feet to a point on the abovementioned easterly right-of-way line of Roxbury Loop, being the point of curvature of a non-tangent curve to the left, having a radius of 340.00 feet and a central angle of 29°22'49"; thence northerly along said easterly right-of-way line of Roxbury Loop, also being the easterly line of said Del Webb, Phase II, for the following seven (7) calls: (1) thence northerly along said curve through a central angle of 29°22'49", a distance of 174.35 feet, said curve having a chord bearing and distance of N.02°22'39"E., 172.44 feet, to the beginning of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 82°07'35"; (2) thence northeasterly along the arc of said curve, a distance of 35.83 feet, said curve having a chord bearing and distance of N.28°45'02"E., 32.84 feet, to the end of said curve; (3) thence N.20°11'10"W., radial to the last stated curve, a distance of 50.00 feet to the point of curvature of a radial curve to the right, having a radius of 25.00 feet and a central angle of 82°07'35"; (4) thence westerly along the arc of said curve, a distance of 35.83 feet, said curve having a chord bearing and distance of N.69°07'22"W., 32.84 feet, to the point of reverse curvature of a curve to the left having a radius of 340.00 feet and a central angle of 11°17'13"; (5) thence northwesterly along the arc of said curve, a distance of 66.98 feet to the point of reverse curvature of a curve to the right having a radius of 570.00 feet and a central angle of 60°49'39"; (6) thence northerly along the arc of said curve, a distance of 605.13 feet to the point of reverse curvature of a curve to the left having a radius of 440.00 feet and a central angle of 04°01'27"; (7) thence northerly along the arc of said curve, a distance of 30.90 feet to the POINT OF BEGINNING.