

ORDINANCE NO. 07-31

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ESTABLISHING THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE DISTRICT CHARTER; PROVIDING FOR COUNTY COMPREHENSIVE PLAN AND COUNTY LAND DEVELOPMENT CODE COMPLIANCE; RESERVING COUNTY RIGHTS OF TERMINATION, CONTRACTION, EXPANSION, AND LIMITATION OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Pulte Home Corporation, a Michigan corporation (Petitioner), has filed a petition with the Manatee County Board of County Commissioners (County) to adopt an ordinance establishing the Harrison Ranch Community Development District (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner, as the owner of approximately 955.04 acres of land proposed for inclusion within the District, has consented in writing to the establishment of the District; and

WHEREAS, Subsection 190.005(2), Florida Statutes, authorizes the county commission to adopt an ordinance establishing a community development district of less than 1,000 acres in size; and

WHEREAS, the County has held a public hearing in accordance with the requirements and procedures of Subsections 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, based on the information and representations provided by the Petitioner, the County finds all statements contained within the petition are true and correct and has relied thereon in adopting this Ordinance; and

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WHEREAS, the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the establishment of the District is found to be the best alternative available for delivering community development services and facilities to the area that will be served by the District, as provided herein; and

WHEREAS, the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, the District established under this Ordinance as an independent special district and a local unit of special purpose government shall be governed by Chapter 190, Florida Statutes; and

WHEREAS, the establishment of the District and the exercise by the District's Board of Supervisors of its powers will further the policy and intent expressed in Section 190.002, Florida Statutes; and

WHEREAS, the acquisition, construction, financing, and operation of such systems and facilities as set forth in the petition will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Findings of Fact. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as findings of fact in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Subsection 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

Section 3. Establishment. There is hereby established the Harrison Ranch Community Development District which shall be governed by the uniform community development district charter as set forth in Sections 190.006 through 190.041, Florida Statutes, to perform the functions contained in the petition, attached hereto as Exhibit A.

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Section 4. Boundaries. The boundaries of the District are those described in the metes and bounds description, attached hereto as Exhibit B.

Section 5. Initial Board of Supervisors. The following five (5) persons are designated as the initial members of the Board of Supervisors for the District:

- (1) Timothy Murray  
3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624
- (2) John Mazuchowski  
3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624
- (3) Brian Mihelich  
3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624
- (4) Jim Auriemmo  
3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624
- (5) Mac McCraw  
3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624

Section 6. Charter. The District shall be governed by the provisions of Chapter 190, Florida Statutes, specifically the uniform general law in Sections 190.006 through 190.041, Florida Statutes, as amended. The District shall have, and the District Board of Supervisors may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies, and special districts having authority with respect to any area included in the petition and Chapter 190, Florida Statutes, any or all of the special powers set forth in Subsection 190.012(1), Florida Statutes. The exercise by the District Board of Supervisors of the special powers specified in Subsection 190.012(2), Florida Statutes, shall require the consent of the County.

Section 7. County Comprehensive Plan and County Land Development Code Compliance. The District shall be governed by the development standards of the Manatee County Comprehensive Plan and the Manatee County Land Development Code on its construction projects in the same manner as if it were a private developer. The District will be required to obtain all necessary federal, state, and local permits, including but not limited to site plan approval and building permits, for any construction it undertakes. All infrastructure shall conform to Manatee County standards.

Section 8. County Rights of Termination, Contraction, Expansion, and Limitation. All rights of Manatee County to terminate, contract, expand, or otherwise limit or affect the District as set forth in Section 190.046, Florida Statutes, are hereby specifically reserved.

Section 9. Severability. If any section, subsection, sentence, clause, provision or part of this Ordinance shall be held invalid for any reason by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 10. Effective Date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

Section 11. Petitioner Acknowledgement and Agreement. Petitioner acknowledges and agrees to the statements and provisions contained in this Ordinance and evidences such by execution of the acknowledgement and agreement provided below.

ADOPTED, with a quorum present and voting, this 1<sup>st</sup> day of FEBRUARY, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

By: Amy E. Stein  
Amy E. Stein, Chairman

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

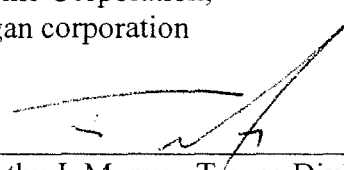
By: Pusan Romere  
18



ACKNOWLEDGEMENT AND AGREEMENT

The undersigned Petitioner, Pulte Home Corporation, a Michigan corporation, does hereby acknowledge and agree to the statements and provisions contained herein.

Pulte Home Corporation,  
a Michigan corporation

By:   
Timothy J. Murray, Tampa Division  
Vice President of Finance

Witnesses:

Signature: Imanda Stern

Printed Name: Imanda Stern

Signature: Michael C. Eckert

Printed Name: Michael C. Eckert

Exhibit A  
to Ordinance 07-31

Petition

Harrison Ranch  
Community Development District

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**AMENDED**  
**BEFORE THE MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS**

**PETITION TO ESTABLISH THE HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Pulte Home Corporation, (hereafter "Petitioner"), hereby petitions the Manatee County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within Manatee County, Florida. **Exhibit 1** depicts the general location of the District. The proposed District covers approximately 955.04 acres of land. It is located on a site, which is bordered on the west by vacant land and single-family residential land, bordered on the north by Erie Road and vacant agricultural land and one single-family residence, bordered on the south by U.S. 301, and bordered on the east by the Gardens community and agricultural land. The metes and bounds description of the external boundaries of the District, and a corresponding sketch, are set forth in **Composite Exhibit 2.**

2. Excluded Parcels. There are no parcels of land within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent of the real property located within the District. Documentation of this consent is contained in **Exhibit 3.**

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Timothy Murray  
Address: 3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624  
813-265-3343

Name: John Mazuchowski  
Address: 3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624  
813-265-3343

Name: Brian Mihelich  
Address: 3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624  
813-265-3343

Name: Jim Auriemmo  
Address: 3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624  
813-265-3343

Name: Mac McCraw  
Address: 3810 Northdale Boulevard, Suite 100  
Tampa, Florida 33624  
813-265-3343

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is Harrison Ranch Community Development District.

6. Existing Land Uses. The existing land use within the proposed district is agricultural under residential development. The existing land uses for the properties abutting the proposed District are depicted in **Exhibit 4**.

7. Future Land Uses. The future general distribution, location, and extent of the public and private land uses proposed for the District are depicted in **Composite Exhibit 5**. The proposed development within the District is residential in nature and expected to include 1153 units. The applicable development order for the area to be included within the District is Manatee County Zoning Ordinance PDMU-01-04(Z)(G). Development is projected to occur over an estimated six (6) year period. The proposed land uses for lands contained within the proposed District are consistent with the County's approved Future Land Use Plan.



8. Major Water and Wastewater Facilities and Outfalls. **Composite Exhibit 6** depicts the pre-development drainage patterns and existing and proposed major trunk water mains, sewer interceptors and outfalls, if any, for the lands to be included within the District.

9. District facilities and services. **Exhibit 7** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities are shown in **Exhibit 8**. At present, these improvements are estimated to be made, constructed and installed in six phases over the time period from 2005 through 2008. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in Florida. The authorized agent for the Petitioner is Timothy Murray, whose address is 3810 Northdale Boulevard, Suite 100, Tampa, Florida 33624.

Copies of all correspondence and official notices should also be sent to:

Michael C. Eckert, Esq.  
HOPPING GREEN & SAMS, P.A.  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, FL 32314

12. This petition to establish the Harrison Ranch Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in Manatee County from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Manatee County Board of County Commissioners to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2004);
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

RESPECTFULLY SUBMITTED, this 17<sup>th</sup> day of January, 2007.

HOPPING GREEN & SAMS, P.A.

BY: Wesley Haben  
Jonathan T. Johnson, Esq.  
Florida Bar No. 986460  
Michael C. Eckert, Esq.  
Florida Bar No. 080314  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, FL 32314  
(850) 222-7500  
Attorney for Petitioner

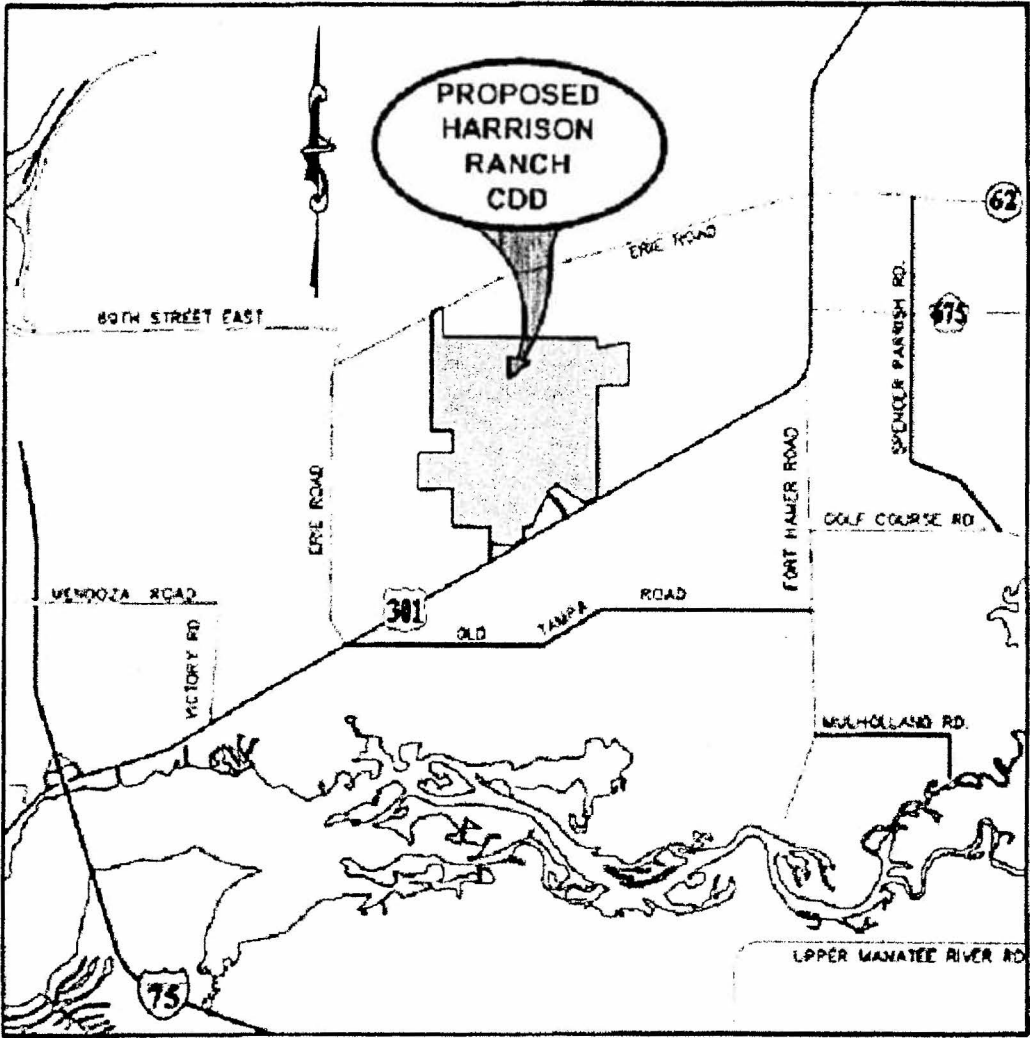
**EXHIBIT LIST FOR PETITION TO ESTABLISH  
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

- |           |   |
|-----------|---|
| Exhibit 1 | Map depicting general location of District  |
| Exhibit 2 | Metes and bounds description of the external boundaries of the District and Survey  |
| Exhibit 3 | Landowner's Consent Form  |
| Exhibit 4 | Existing land uses adjacent to the proposed District  |
| Exhibit 5 | Future general distribution, location, and extent of the public and private land uses proposed for the District                                       |
| Exhibit 6 | Identification of pre-development drainage basins and patterns, existing major trunk water mains and existing sewer interceptors and outfalls, if any |
| Exhibit 7 | Proposed District facilities and services   |
| Exhibit 8 | Estimated costs and phasing of District facilities  |
| Exhibit 9 | Statement of Estimated Regulatory Costs (SERC)  |

# EXHIBIT 1

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General Location

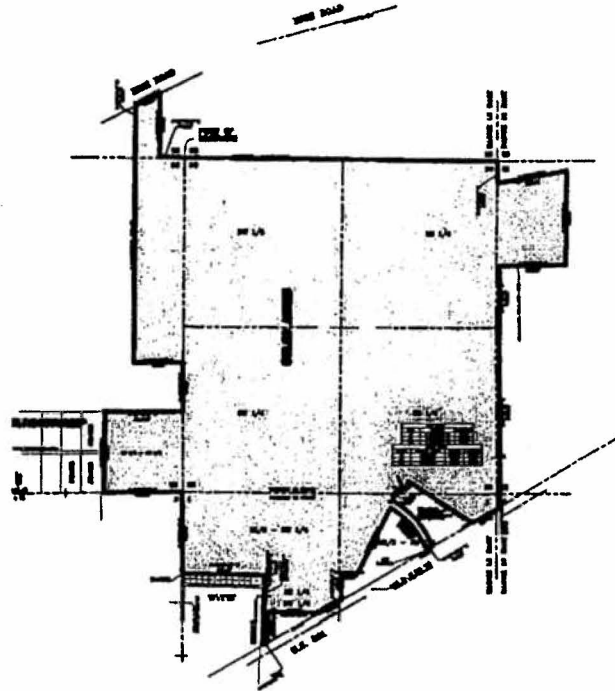


## EXHIBIT 2

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# Zoller, Najjar, & Shroyer, LC

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747  
CERTIFICATE OF AUTHORIZATION No. LB 6982



## LEGEND:

R/W RIGHT OF WAY  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
O.R.B. OFFICIAL RECORD BOOK

## NOT A SURVEY

SEE ATTACHED DESCRIPTION  
DESCRIPTION SKETCH

OF

HARRISON RANCH  
CDD

LOCATED IN

SECTIONS 26, 35 & 36, TOWNSHIP 33 S., RANGE 18 E.

SECTION 31, TOWNSHIP 33 S., RANGE 19 E.

SECTION 1, TOWNSHIP 34 S., RANGE 18 E.

SECTION 6, TOWNSHIP 34 S., RANGE 19 E.

MANATEE COUNTY, FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION  
HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT  
THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND  
DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM  
TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF  
FLORIDA", CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE.

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DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS  
SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR  
SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, L.C.

BY: R.E.M. EDGEWORTH P.S.M.

FLORIDA CERTIFICATE No. LS 4292

DATE OF CERTIFICATION: 06/21/05

K:\PLOT FILES\PROJECTS\FALKNER\HARRISON\HARRIS-CDD.PLT

T:\HOWARD\FALKNER\HARRISON\HARRIS-CDD.DWG

1 OF 9



*Zoller, Najjar, & Shroyer, LLC*

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747  
 CERTIFICATE OF AUTHORIZATION No. LB 6982

NOVEMBER 10, 2005

HARRISON RANCH / PULTE

DESCRIPTION: CDD PARCEL

BEGINNING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°21'35" E ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 5294.10 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S 00°28'32" W, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 364.39 FEET; THENCE N 80°08'27" E, A DISTANCE OF 1209.14 FEET; THENCE S 00°28'20" W, A DISTANCE OF 1560.57 FEET; THENCE S 89°15'50" W, A DISTANCE OF 1129.87 FEET; THENCE S 00°28'32" W, A DISTANCE OF 1025.31 FEET; THENCE S 00°20'38" E, A DISTANCE OF 2759.15 FEET; THENCE S 00°07'50" W, A DISTANCE OF 213.46 FEET; THENCE S 60°16'38" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301, SECTION 1302-104-202, A DISTANCE OF 530.64 FEET; THENCE N 57°32'00" W, A DISTANCE OF 1271.65 FEET; THENCE S 32°28'00" W, A DISTANCE OF 28.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE S 62°10'00" W, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE, OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 29°59'00" W, A DISTANCE OF 86.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF REVERSE CURVATURE, WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1522.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01", TO THE END OF SAID CURVE TO THE RIGHT; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOT SECTION 1302-104-202), A DISTANCE OF 121.35 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 69°11'30" W, A DISTANCE OF 1402.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE END OF SAID CURVE; THENCE S 27°07'06" W, A DISTANCE OF 1261.87 FEET; THENCE N 89°27'14" W, A DISTANCE OF 250.37 FEET; THENCE S 00°25'54" W, A DISTANCE OF 417.01 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60°15'41" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 432.82 FEET; THENCE N 88°32'09" W, A DISTANCE OF 853.57 FEET; THENCE S 01°27'51" W, A DISTANCE OF 517.00 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60°15'41" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.99 FEET; THENCE N 01°27'51" E ALONG THE MAINTAINED EASTERLY RIGHT OF WAY LINE OF 100TH AVENUE EAST, A DISTANCE OF 1160.11 FEET; THENCE N 88°57'29" W ALONG THE NORTHERLY LINE OF BECK ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 142, A DISTANCE OF 1371.37 FEET; THENCE N 00°04'46" W ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, A DISTANCE OF 1362.57 FEET; THENCE S 89°11'56" W ALONG THE SOUTHERLY LINE OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1298.06 FEET; THENCE N 00°43'05" E, A DISTANCE OF 1335.01 FEET; THENCE N 89°43'51" E, A DISTANCE OF 1281.16 FEET; THENCE N 00°01'44" E, ALONG THE WEST LINE OF AFOREMENTIONED SECTION 36, A DISTANCE OF 818.20 FEET; THENCE S 89°46'27" W, A DISTANCE OF 799.91 FEET; THENCE N 00°00'11" W, A DISTANCE OF 3905.46 FEET; THENCE N 00°04'13" W, A DISTANCE OF 344.17 FEET; THENCE N 63°16'43" E ALONG THE SOUTHERLY MONUMENTED RIGHT OF WAY LINE OF ERIE ROAD, A DISTANCE OF 448.29 FEET; THENCE S 00°00'07" W, A DISTANCE OF 1046.92 FEET; THENCE S 88°10'41" E, A DISTANCE OF 401.58 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 26, 35 AND 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AND SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 955.04 ACRES.



ERIE

ERIE ROAD

N 00°04'13" W  
344.17'

N 63°16'43" E  
448.29'

S 00°00'07" W  
1046.92'

S 88°10'41" E  
401.58'

POINT OF  
BEGINNING

26 25

S 89°21'35"E - 5294.10' OVERALL

35 36

3°00'11" W 3905.46'

NW 1/4

*Zoller, Naffar, & Shroyer, LLC*

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747  
CERTIFICATE OF AUTHORIZATION No. LB 6982



ERIE ROAD

MAINTAINED R/W LINE

89°21'35"E. - 5294.10' OVERALL

NW 1/4

NE 1/4

*Zoller, Naffar, & Shroyer, LLC*

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RANGE 18 EAST  
RANGE 19 EAST

NE 1/4

S 00°28'32" W  
364.39'

N 80°08'27" E  
1209.14'

S 00°28'20" W  
1560.57'

S 89°15'50" W

1129.87'

S 00°28'32" W  
1025.31'

SOUTH LINE ORB. 1095 P. 2853 - 2854

*Zoller, Naffar, & Shroyer, LLC*

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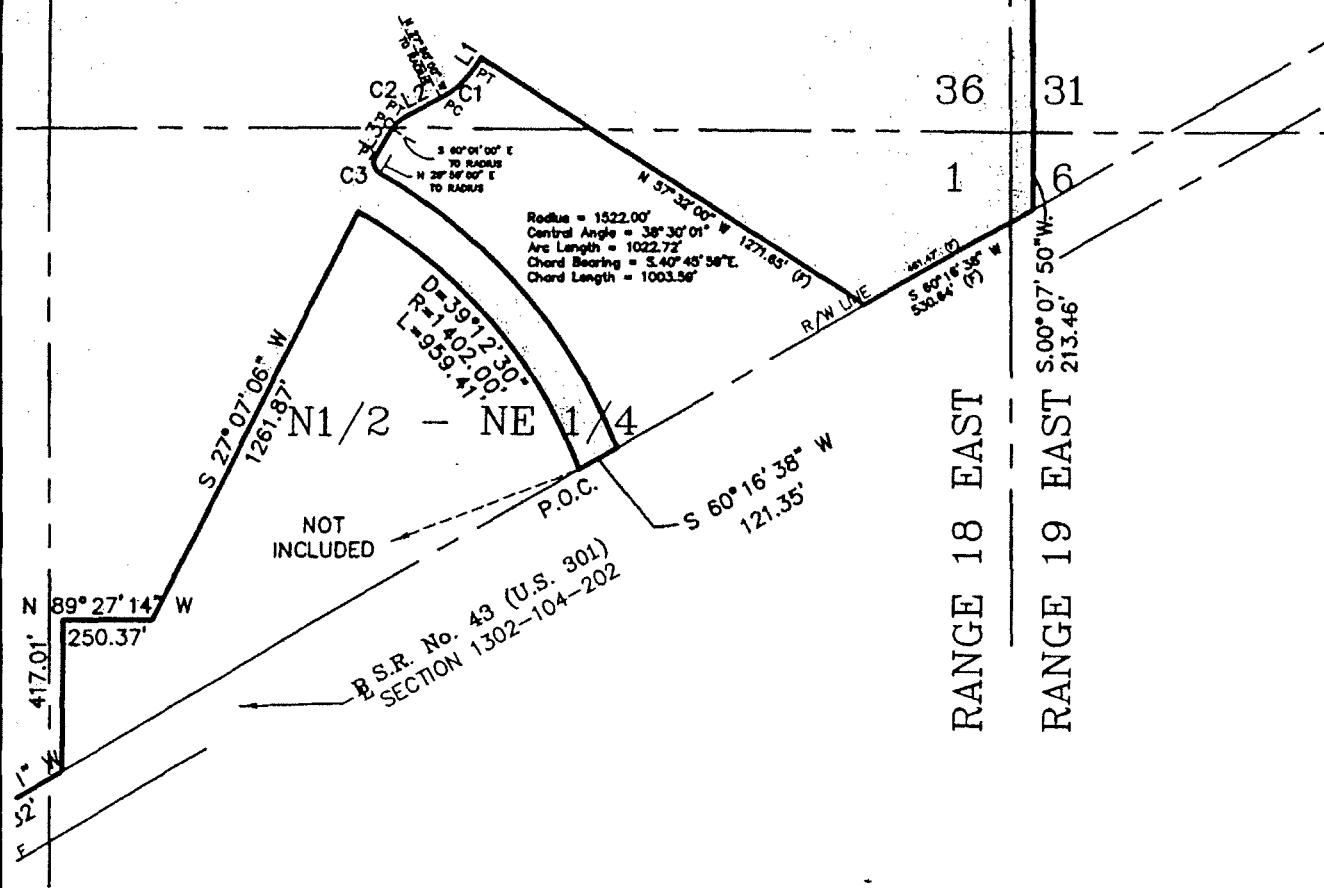
1" = 500'

SE 1/4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°28'00" W	28.76'
L2	S 62°10'00" W	118.38'
L3	S 29°59'00" W	86.10'

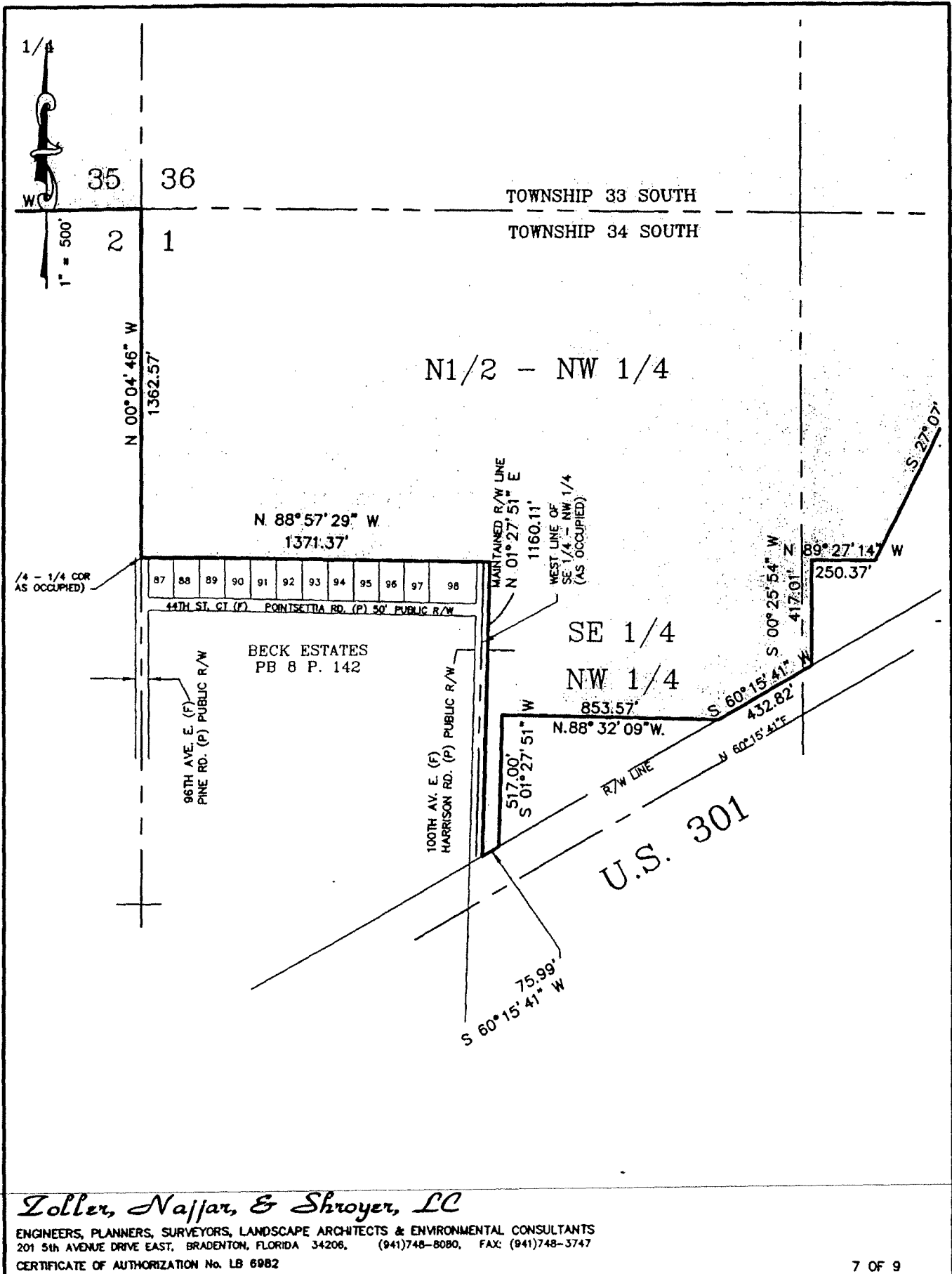
  

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	29°42'00"	250.00'	129.59'
C2	32°11'00"	75.00'	42.13'
C3	90°00'00"	35.00'	54.98'



*Zoller, Najjar, & Shroyer, LLC*

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 201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747  
 CERTIFICATE OF AUTHORIZATION No. LB 6982



NOTE: THIS AREA WAS PLATTED AS TAMIAHI FARMS  
PB 5, PG. 2, BUT HAS BEEN CONVEYED BY ALIQUOT  
PARTS OF A SECTION NOT BY PLAT REFERENCE

ERIE ROAD (PRIVATE ROAD)

34 35  
3 2

W 1/2 - SE 1/4  
SW 1/4 - SE 1/4

E 1/2 - NE 1/4  
SW 1/4 - SE 1/4

E 1/2 - SE 1/4  
SW 1/4 - SE 1/4

N 00° 43' 05" E

NORTH LINE OF SE 1/4 - SE 1/4 AS OCCUPIED

N 89° 43' 51" E

1281.16'

SE 1/4 - SE 1/4

S 89° 11' 58" W

1298.06'

S 89° 46' 27" W

799.91'

N 00° 01' 44" E

818.20'

35

36

2

1

N 00° 04' 46" W

1362.57'

N 88°  
13'

1/4 - 1/4 COR  
(AS OCCUPIED)

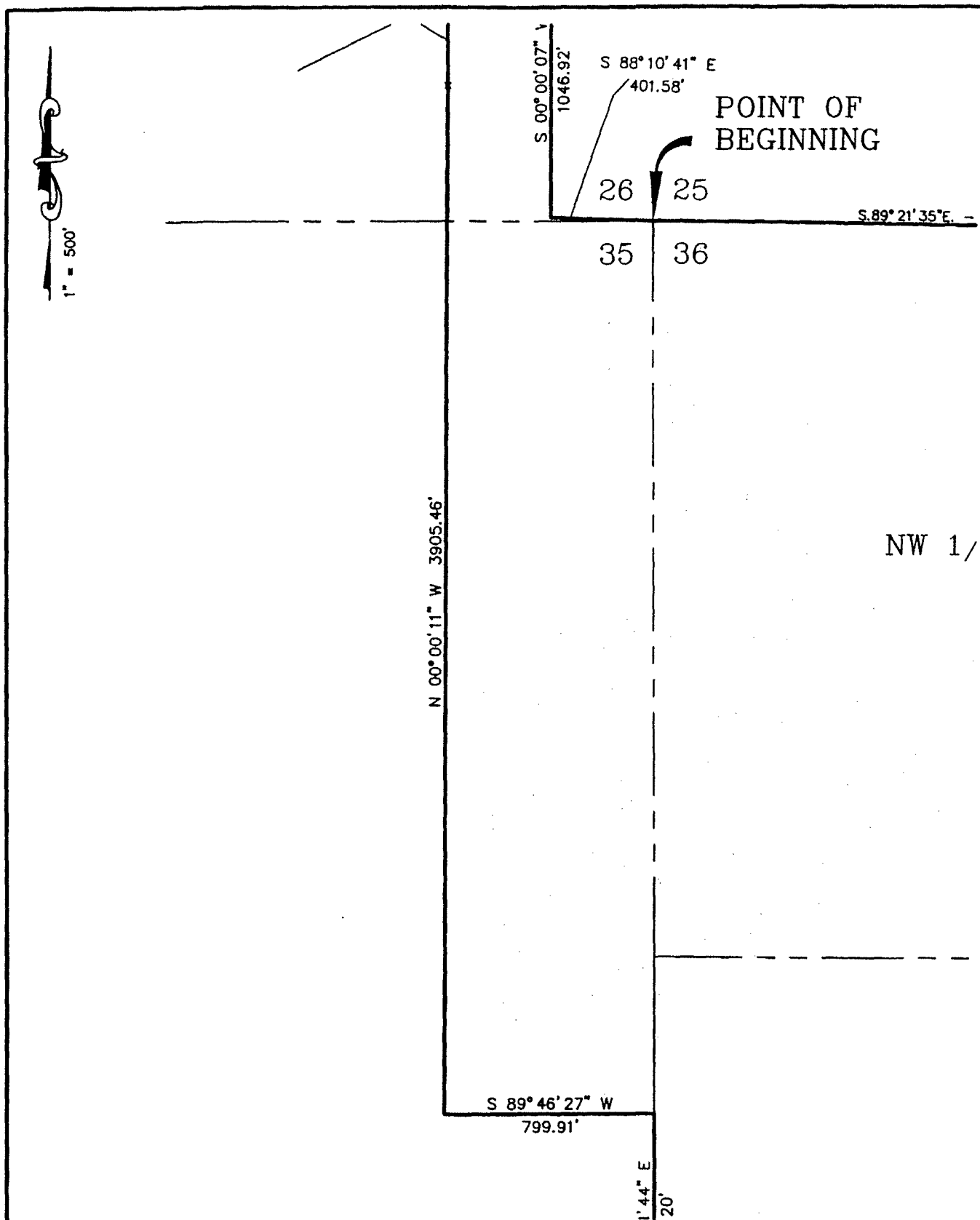
87	88	89	90	91	92
44TH ST. CT (P) POINTS					

R/W

BECK I  
PB 8

*Zoller, Naffar, & Shroyer, LLC*

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747  
CERTIFICATE OF AUTHORIZATION No. LB 6982



*Zoller, Naffar, & Shroyer, LLC*

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
 201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747  
 CERTIFICATE OF AUTHORIZATION No. LB 6982



## EXHIBIT 3

---

**Consent and Joinder of Landowners  
for Establishment of a Community Development District**

The undersigned is the owner of certain lands portions of which are more fully described on Exhibit A attached hereto and made a part hereof (the "Property").

The undersigned understands and acknowledges that Pulte Home Corporation, ("Petitioner"), intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.


The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Community Development District in substantially this form.


The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

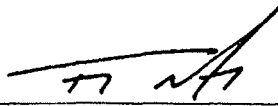
Executed this 17<sup>th</sup> day of December, 2004.

Witnessed:

Pulte Home Corporation

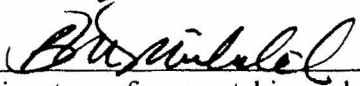
  
Print Name: Brian M. Michelich

  
Print Name: Keith Polasky

  
Print Name: TIMOTHY J. MURRAY  
Its: VICE PRESIDENT OF PULTE

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2004, by Timothy J. Murray, Vice President of Pulte Homes. He/she is known personally to me, and did/did not take an oath.

  
Signature of person taking acknowledgment

Brian M. Mihelich  
Name of officer taking acknowledgment  
(typed, print name)



\_\_\_\_\_  
Title or rank

**DESCRIPTION:**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;  
LESS AND EXCEPT:

**DESCRIPTION:** O.R.B. 1891, P. 4238

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST RUN S 89°11'58" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1335.46 FEET; THENCE N 00°04'58" E, A DISTANCE OF 867.37 FEET TO THE POINT OF BEGINNING; THENCE N 00°04'58" E, A DISTANCE OF 867.81 FEET; THENCE N 89°43'51" E, A DISTANCE OF 32.20 FEET; THENCE S 00°43'05" W, A DISTANCE OF 868.17 FEET; THENCE N 89°58'02" W, A DISTANCE OF 44.79 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

**LESS AND EXCEPT:**

**DESCRIPTION:** O.R.B. 1891, P. 4230

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST RUN S 89°11'58" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1298.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°11'58" W ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 37.40 FEET; THENCE N 00°04'58" E, A DISTANCE OF 867.37 FEET; THENCE S 89°58'02" E, A DISTANCE OF 44.79 FEET; THENCE S 00°43'05" W, A DISTANCE OF 868.84 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**TOGETHER WITH**

ALL OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

**TOGETHER WITH**

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 LYING NORTH OF TAMMAM TRAIL (U.S. 301); AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

**LESS AND EXCEPT:**

**DESCRIPTION:** COMMERCIAL PARCEL EAST

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.85 FEET; THENCE S 80°18'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FOOT SECTION 1302-104-202), A DISTANCE OF 481.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 80°18'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 798.86 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 89°29'01" W, A DISTANCE OF 1522.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01" TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 29°58'00" E, A DISTANCE OF 36.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 54.88 FEET THROUGH A CENTRAL ANGLE OF 80°00'00" TO A POINT OF TANGENCY; THENCE N 29°58'00" E, A DISTANCE OF 88.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 80°01'00" E, A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY; THENCE N 62°10'00" E, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 27°50'00" W, A DISTANCE OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 129.58 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE N 32°28'00" E, A DISTANCE OF 28.78 FEET; THENCE S 57°32'00" E, A DISTANCE OF 1271.85 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA;

**ALSO LESS AND EXCEPT:**

**DESCRIPTION:** COMMERCIAL PARCEL WEST

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.85 FEET; THENCE S 80°18'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FOOT SECTION 1302-104-202), A DISTANCE OF 1379.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 80°18'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 829.49 FEET; THENCE N 89°27'14" W, A DISTANCE OF 484.77 FEET; THENCE N 27°07'08" E, A DISTANCE OF 1261.87 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°58'00" W, A DISTANCE OF 1402.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 858.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**TOGETHER WITH**

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LYING NORTH OF U.S. HIGHWAY 301, MANATEE COUNTY, FLORIDA; LESS MAINTAINED RIGHT OF WAY FOR 100TH AVENUE EAST.

**LESS AND EXCEPT:**

**DESCRIPTION:** COMMERCIAL 5 ACRE PARCEL

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.85 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (SECTION 1302-104-202); THENCE S 80°18'38" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2856.09 FEET; THENCE S 80°18'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 813.04 FEET TO THE POINT OF BEGINNING; THENCE S 80°15'41" W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 987.93 FEET; THENCE N 01°27'51" E, A DISTANCE OF 517.00 FEET; THENCE S 89°32'08" E, A DISTANCE OF 853.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**TOGETHER WITH**

**DESCRIPTION:** (DAY ACCESS)

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E.; THENCE S 00°33'46" W ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1733.32 FT. TO A CONCRETE MONUMENT FOUND, MARKING THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1086, PAGE 2853 AND 2854, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°33'46" W, ALONG SAID WEST LINE, A DISTANCE OF 1024.43 FT. TO THE WEST 1/4 CORNER OF SAID SECTION 31; THENCE S 00°15'20" E, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2758.36 FT. TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E., SAME BEING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 34 S., RANGE 19 E.; THENCE S 00°12'15" W, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 247.17 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF SAID S.R. NO. 43 (U.S. 301), AS SHOWN ON F.D.O.T. R/W MAPS SECTION NO. 1302-104-202;

THENCE N 60°22'06" E, ALONG THE NORTHERLY R/W OF SAID S.R. NO. 43 (U.S. 301), A DISTANCE OF 88.17 FT.; THENCE N 00°12'15" E, PARALLEL WITH THE WEST LINE OF SAID SECTION 6, AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 212.00 FT.; THENCE N 00°15'20" W, PARALLEL WITH THE WEST LINE OF SECTION 31, TOWNSHIP 33 S., RANGE 19 E. AND 80.0 FT. EASTERLY THEREFROM, A DISTANCE OF 2758.19 FT.; THENCE N 00°33'46" E, PARALLEL WITH THE WEST LINE OF SAID SECTION 31, AND 60.0 FT. EASTERLY THEREFROM, A DISTANCE OF 1025.30 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID CERTAIN PARCEL; THENCE S 89°10'32" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 60.01 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 33 S., RANGE 19 E. AND SECTION 6, TOWNSHIP 34 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

**TOGETHER WITH**

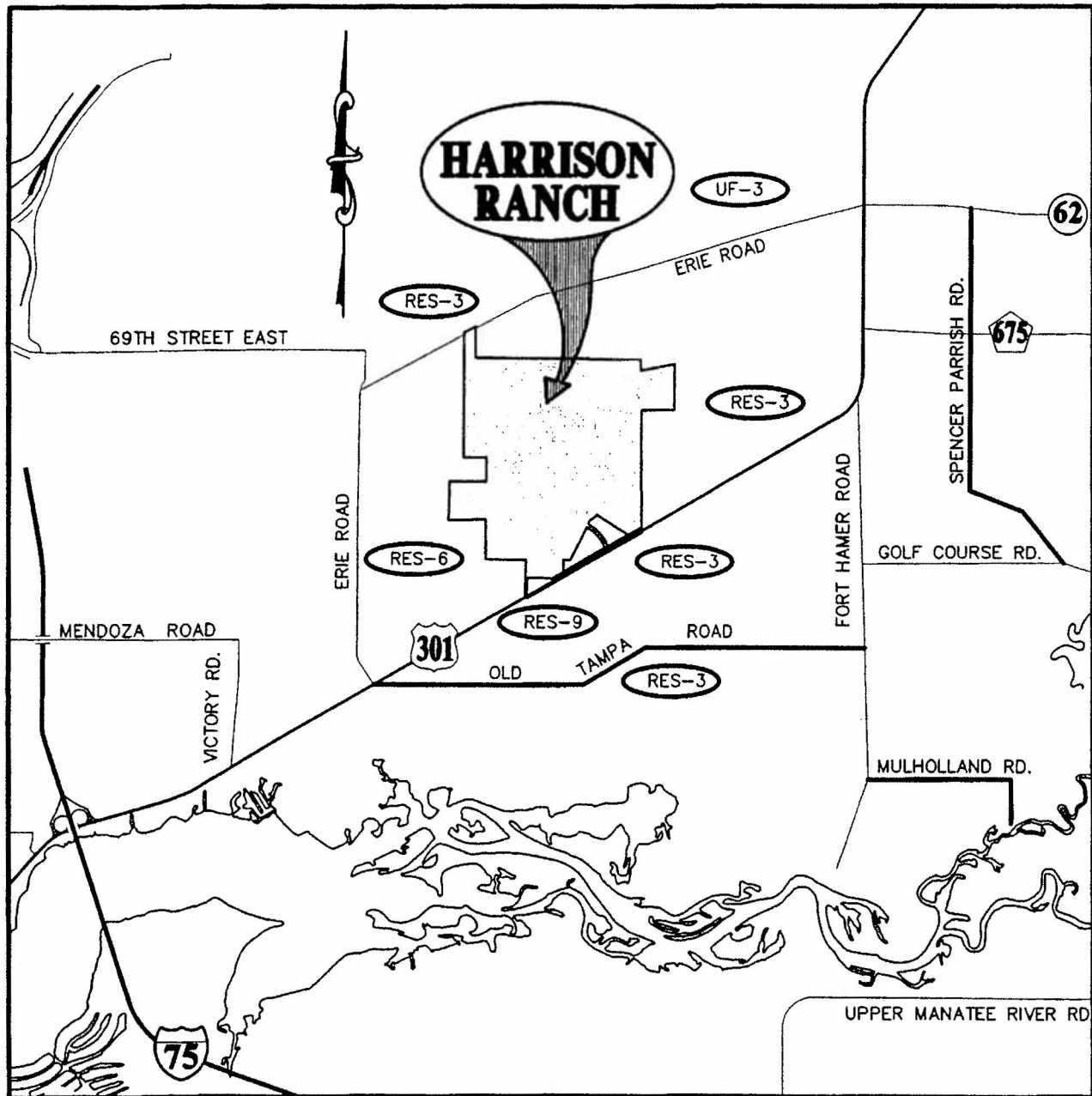
**DESCRIPTION:** MASSEY WEST - OVERALL PARCEL

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE RUN S 00°01'08" W ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 2792.70 FEET; THENCE S 00°01'44" W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 583.87 FEET; THENCE S 89°48'27" W, A DISTANCE OF 798.91 FEET; THENCE N 00°00'11" W ALONG THE EAST LINE OF ANCIENT OAKS, UNIT 1 SUBDIVISION, PLAT BOOK 38, PAGE 31 AND ITS NORTHERLY AND SOUTHERLY PROJECTIONS, A DISTANCE OF 3805.46 FEET; THENCE N 00°04'13" W, A DISTANCE OF 344.17 FEET; THENCE N 63°18'43" E ALONG THE SOUTHERLY MONUMENTED RIGHT OF WAY LINE OF ERIE ROAD, A DISTANCE OF 448.29 FEET; THENCE S 00°00'07" W, A DISTANCE OF 1048.92 FEET; THENCE S 88°10'41" E, A DISTANCE OF 401.58 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 28 AND 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 955.01 ACRES.

# EXHIBIT 4



CAD file name: W:\Acad\Harrison\Eng\CDD\CDD Future Land Use.dwg  
Plot date and time: 20050303.0829

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**FUTURE LAND USE**  
FOR  
**HARRISON RANCH**  
LOCATED IN  
SECTION 36 & 1, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

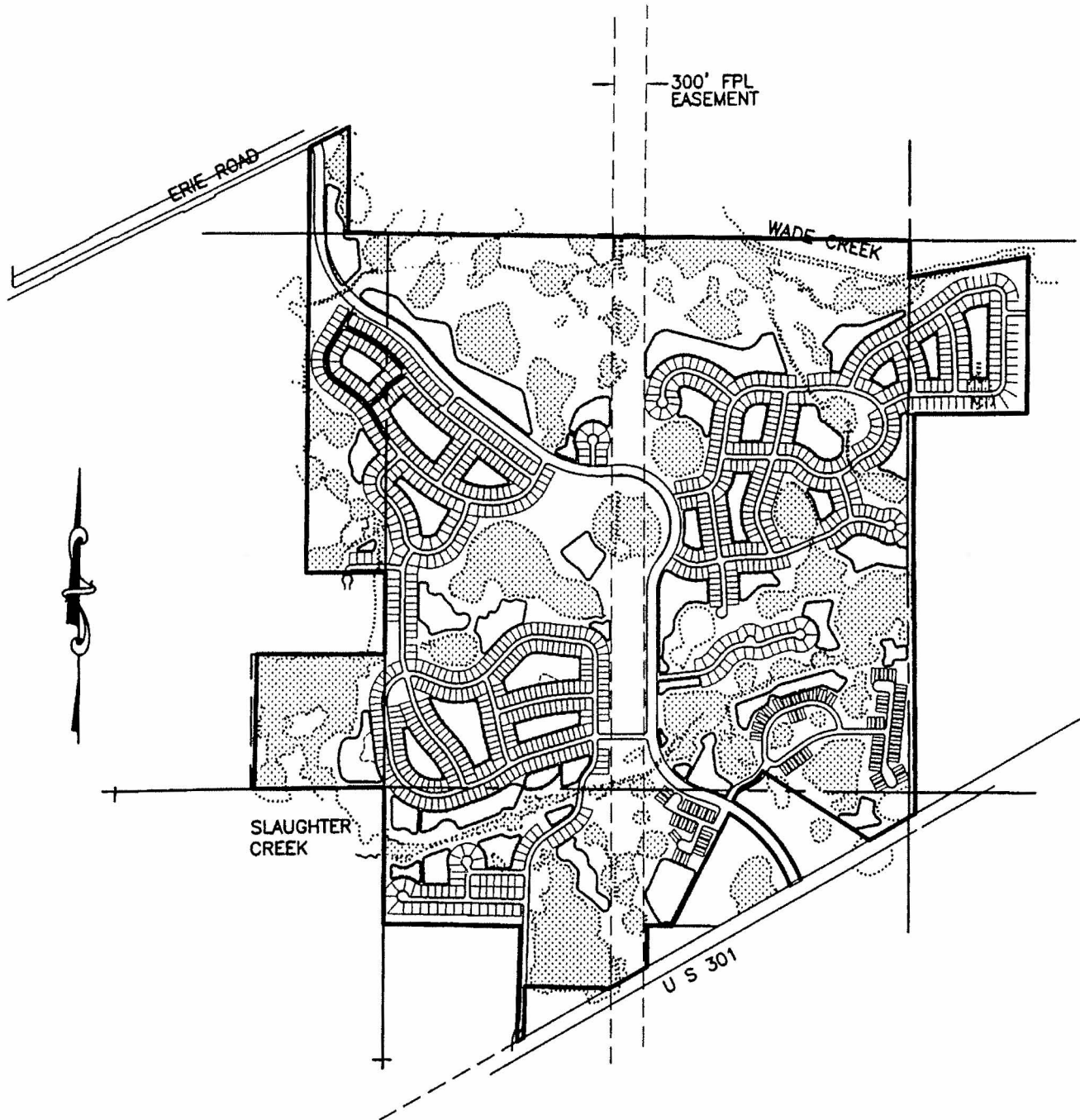
*Zoller, Majari & Shroyer L.C.*

*ZNS*

SHEET

## EXHIBIT 5

---



LEGEND



WETLAND JURISDICTIONAL LIMITS



PROPOSED STORMWATER RETENTION FACILITY

CAD file name: W:\Acad\Harrison\Eng\CDD\CDD Site Map1.dwg  
Plot date and time: 20050303.1220

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SITE MAP  
FOR  
HARRISON RANCH

LOCATED IN  
SECTIONS 36 & 1, TOWNSHIPS 33 & 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

Zoller, Najjar & Shroyer, L.L.C.

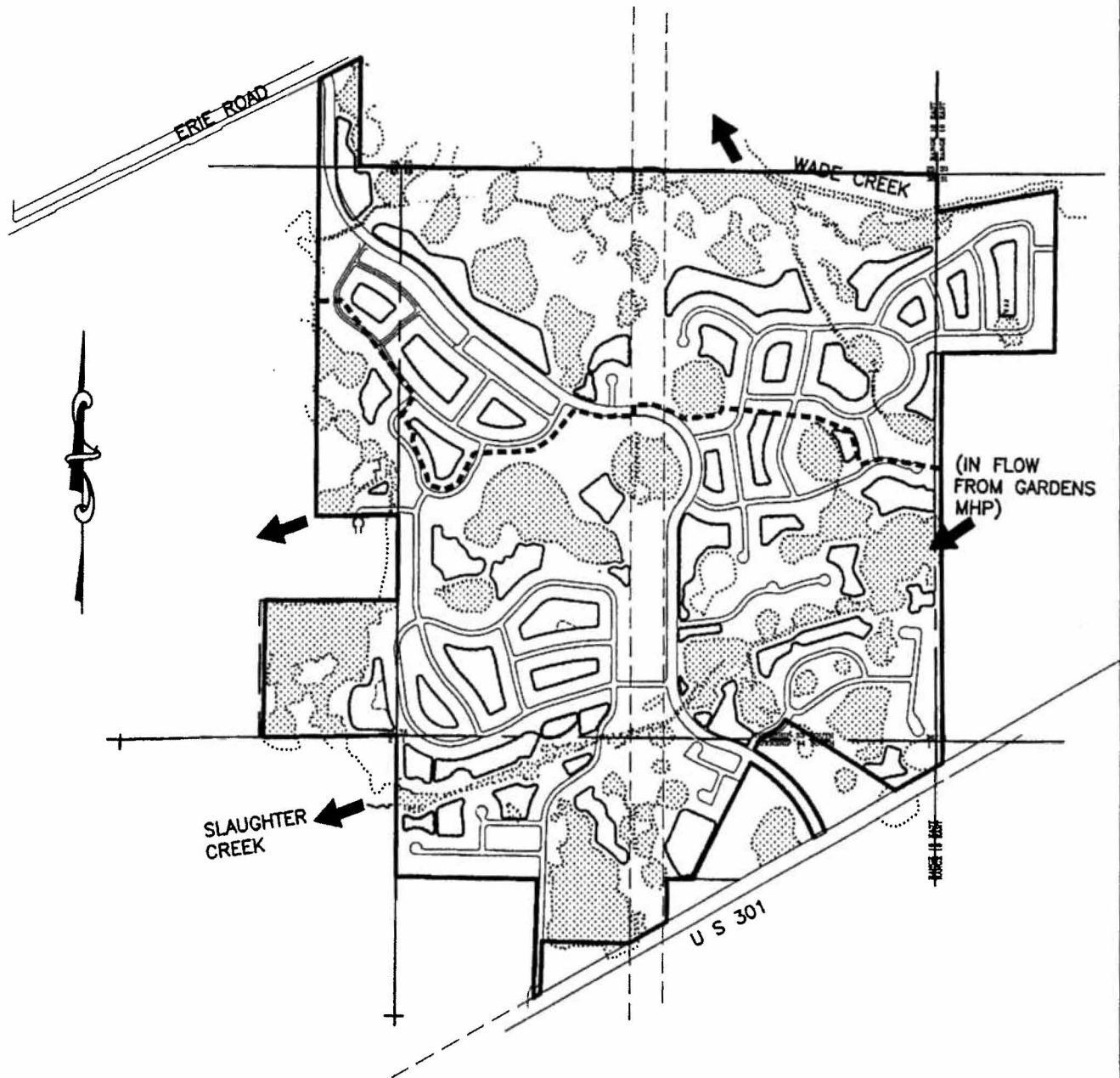


SHEET



## EXHIBIT 6

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**LEGEND**

- BASIN DIVIDE
- WETLAND JURISDICTIONAL LIMITS
- PROPOSED STORMWATER RETENTION FACILITY
- MAJOR OUTFALL

CAD file name: W:\Acad\Harrison\Eng\CDD\CDD Major Outfalls, Canals and Drainage Basins.dwg  
Plot date and time: 20050303.0825

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**MAJOR OUTFALLS, CANALS AND DRAINAGE BASINS**

**FOR HARRISON RANCH**



LOCATED IN  
SECTIONS 36 & 1, TOWNSHIPS 33 & 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

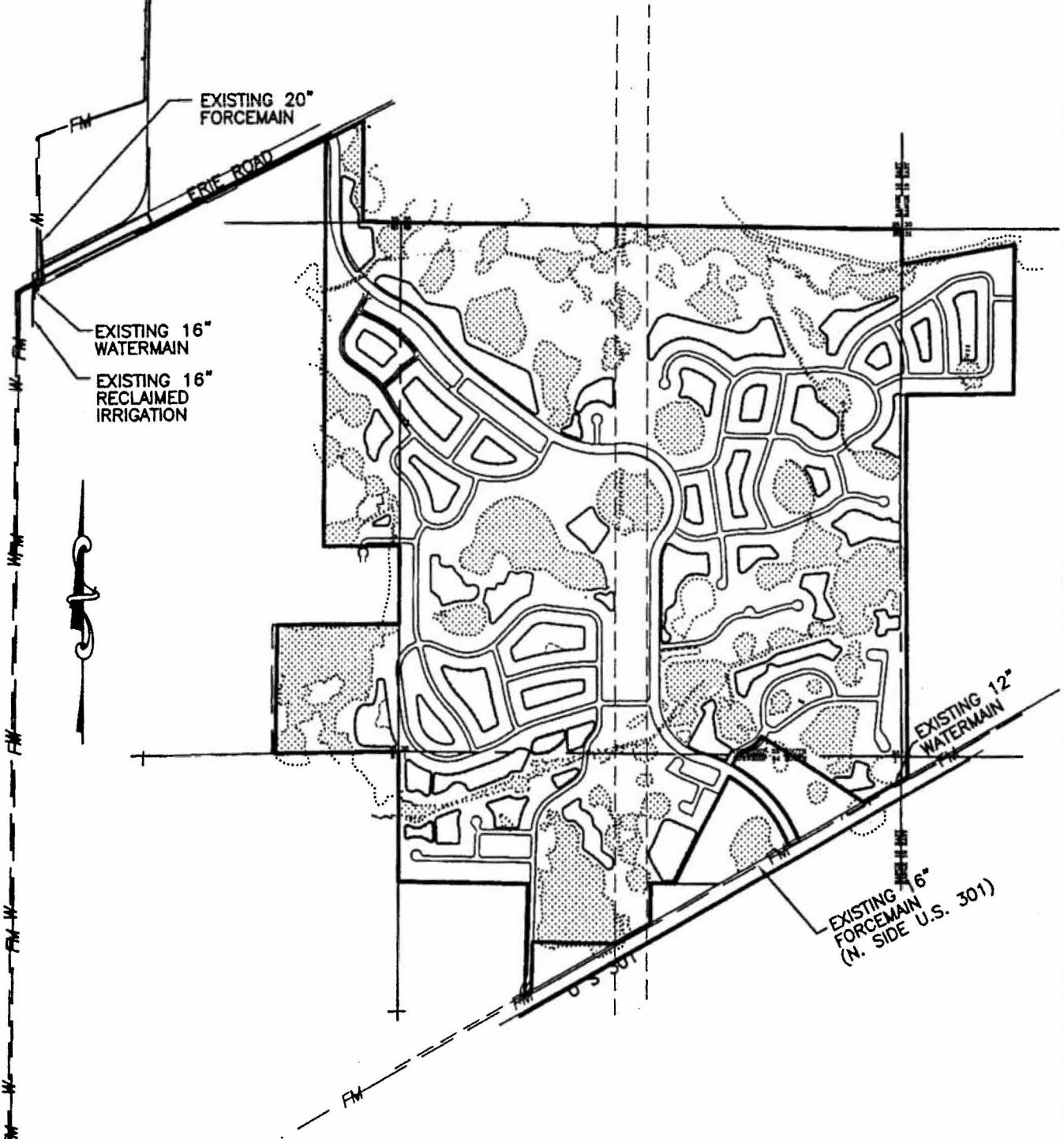
*Zoller Majum & Shroyer L.C.*

*ZNS*

SHEET

LEGEND

-  WETLAND JURISDICTIONAL LIMITS
-  PROPOSED STORMWATER RETENTION FACILITY



CAD file name: W:\Acad\Harrison\Eng\CDD\CDD Utility Map.dwg  
Plot date and time: 20050303.0815

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UTILITY MAP  
FOR  
HARRISON RANCH  
LOCATED IN  
SECTIONS 36 & 1, TOWNSHIPS 33 & 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

Zoller, Najjar & Shroyer, L.L.C.

*INS*

SHEET

## EXHIBIT 7

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**Exhibit 7  
(Revised)**

**Harrison Ranch  
Community Development District  
Proposed Infrastructure Plan**

<u>Facility</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing</u>	<u>Operation and Maintenance</u>	<u>Estimated Annual Cost</u>
Roads	CDD	County	Special Assessment Revenue Bonds	County	\$25,000 (*1, 2)
Water & Wastewater	CDD	County	Special Assessment Revenue Bonds	County	\$35,000 (*1)
Stormwater Management	CDD	CDD	Special Assessment Revenue Bonds	CDD Maintenance Assessment	\$40,000
Landscaping	CDD	CDD	Special Assessment Revenue Bonds	CDD Maintenance Assessment	\$500,000
Parks & Recreational Facilities	CDD	CDD	Special Assessment Revenue Bonds	CDD Maintenance Assessment	\$115,000
Reclaimed Water Facilities	CDD	County	Special Assessment Revenue Bonds	County	\$5,000 (*1)

**\*Footnotes:**

- 1) For those items which to be turned over to the County, there will be no additional costs to the County as a result of establishing the District. The County would incur the same operating costs for these items regardless of whether a District is established over the area.
- 2) County expenses after turnover would include street sweeping, patching and resurfacing.

## EXHIBIT 8

---

HARRISON RANCH CDD  
CONSTRUCTION COST ESTIMATES AND TIMING

	35%	30%	30%	5%	100%	
	2005	2006	2007	2008	Total	chk
Clearing and Grading	\$ 3,012,430	\$ 2,582,083	\$ 2,582,083	\$ 430,347	\$ 8,606,943	\$ 8,606,943
Streets	\$ 1,401,855	\$ 1,201,590	\$ 1,201,590	\$ 200,265	\$ 4,005,300	\$ -
Drainage	\$ 847,315	\$ 726,270	\$ 726,270	\$ 121,045	\$ 2,420,900	\$ -
Water Distribution	\$ 639,625	\$ 548,250	\$ 548,250	\$ 91,375	\$ 1,827,500	\$ -
Reclaimed Irrigation	\$ 437,500	\$ 375,000	\$ 375,000	\$ 62,500	\$ 1,250,000	\$ -
Sewer Collection	\$ 1,008,805	\$ 864,690	\$ 864,690	\$ 144,115	\$ 2,882,300	\$ -
Recreation Facilities	\$ 1,050,000	\$ 900,000	\$ 900,000	\$ 150,000	\$ 3,000,000	\$ -
Professional Fees	\$ 1,750,000	\$ 1,500,000	\$ 1,500,000	\$ 250,000	\$ 5,000,000	\$ -
	<u>\$ 10,147,530</u>	<u>\$ 8,697,883</u>	<u>\$ 8,697,883</u>	<u>\$ 1,449,647</u>	<u>\$ 28,992,943</u>	<u>\$ 28,992,943</u>
Contingencies	<u>\$ 1,469,506</u>	<u>\$ 1,259,577</u>	<u>\$ 1,259,577</u>	<u>\$ 209,929</u>	<u>\$ 4,198,589</u>	<u>\$ 4,198,589</u>
Total	<u>\$ 11,617,036.20</u>	<u>\$ 9,957,459.60</u>	<u>\$ 9,957,459.60</u>	<u>\$ 1,659,576.60</u>	<u>\$ 33,191,532.00</u>	

## EXHIBIT 9

---



**STATEMENT OF ESTIMATED REGULATORY COSTS**

**FOR**

**HARRISON RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

*Prepared By:*

**RIZZETTA & COMPANY, INC.**

3434 Colwell Avenue

Suite 200

Tampa, Florida 33614

(813) 933-5571

March 9, 2005

---

**RIZZETTA & COMPANY**  
INCORPORATED

---

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

## STATEMENT OF ESTIMATED REGULATORY COSTS

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HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

---

**I. INTRODUCTION**

**1. PURPOSE AND SCOPE**

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Manatee County, Florida, to establish the Harrison Ranch Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1) (a) 8, F.S., requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541 F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

"The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and rules apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Local Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, rules, or regulations of the applicable local general-purpose government."

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS**

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In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2) (d), F.S., as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S. is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as a pre-condition for future development. See Section 163.3177(10) (h) (the "concurrency" requirement), F.S.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or Manatee County, nor will it place any additional economic burden on those persons not residing within the District.

**2. HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**

The proposed District will contain approximately 955.01 acres. The petitioner is seeking authority, as outlined in Section 190.012 F.S., for the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: water management and control, water supply, sewer, wastewater

RIZZETTA & COMPANY  
INCORPORATED

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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management, bridges or culverts, district roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, fire prevention and control, schools, security, mosquito control, waste collection and disposal, or any other project, with or without the boundaries of the District, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

**II. STATUTORY ITEMS:**

Section 120.541(2), F.S. (2002), defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

- (1) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance;
- (2) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues;
- (3) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance;
- (4) An analysis of the impact on small businesses as defined by Section 288.703, F.S. and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.;
- (5) Any additional information that the agency determines may be useful.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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The estimated regulatory impacts for the establishment of the District are summarized below.

I.     **A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES  
LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER  
WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO  
BE AFFECTED BY THE ORDINANCE**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: A) The State of Florida and its residents, B) Manatee County and its residents, C) current property owners and D) future property owners.

A.     THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2. A. 2 below. The cost of any additional administrative services provided by the state as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

B.     MANATEE COUNTY

Manatee County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the on-going administration of the CDD other than any one-time administrative costs outlined in Section 2. A. 1 below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

C.     CURRENT PROPERTY OWNERS

The current property owners of the lands within the boundaries of the proposed District will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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**D. FUTURE PROPERTY OWNERS**

The future property owners are those who will own property in the proposed District. These future property owners will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

**2. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES**

**A. COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING AND ENFORCING THE ORDINANCE**

**1. Manatee County (The "Agency")**

Because the proposed CDD encompasses less than 1,000 acres, this petition is being submitted to Manatee County (i.e., the "Agency" under Section 120.541(2), Florida Statutes) for approval in accordance with Section 190.005(2) Florida Statutes. The Agency may incur certain one-time administrative costs involved with the review of this petition.

Once the proposed District is established, Manatee County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the county and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The proposed District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, Manatee County should not incur any costs. The Agency may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a filing fee of \$8,400 to Manatee County.

**2. State of Florida**

Once the District is established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the proposed District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District.

The proposed District will also incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.

**B. IMPACT ON STATE AND LOCAL REVENUES**

It is anticipated that approval of this petition will not have any negative effect on state revenues. There is however, the potential for an increase in state sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a District obligation could become a state or county obligation thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district shall constitute a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a



**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS**

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district shall not constitute a debt or obligation of a local general-purpose government or the state. Section 190.016(15), F.S.

In summary, establishment of the proposed Harrison Ranch Community Development District will not create any significant economic costs for the State of Florida or for Manatee County.

**3. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.**

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

Table 1 shows the proposed plan for funding, construction, ownership and maintenance of the infrastructure.

<b>TABLE 1: PROPOSED INFRASTRUCTURE PLAN</b>				
<b><u>Facility</u></b>	<b><u>Construction Funded By</u></b>	<b><u>Ownership</u></b>	<b><u>Capital Financing</u></b>	<b><u>Operation and Maintenance</u></b>
District Roads	CDD	County	Special Assessment Revenue Bonds	County
Water & Wastewater	CDD	County	Special Assessment Revenue Bonds	County
Stormwater Management	CDD	CDD	Special Assessment Revenue Bonds	CDD Maintenance Assessment
Landscaping	CDD	CDD	Special Assessment Revenue Bonds	CDD Maintenance Assessment
Park & Recreational Facilities	CDD	CDD	Special Assessment Revenue Bonds	CDD Maintenance Assessment
Reclaimed Water Facilities	CDD	County	Special Assessment Revenue Bonds	County

Table 2 below shows the estimated costs of the infrastructure to be constructed.

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS**

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**TABLE 2: ESTIMATED CONSTRUCTION COSTS****Construction Period 2005 through 2007**

<b>Description</b>	<b>Total Project</b>
Clearing & Grading	\$8,606,943
Roadways	\$4,005,300
Drainage	\$2,420,900
Water Distribution	\$1,827,500
Reclaimed Irrigation	\$1,250,000
Sewer Collection	\$2,882,300
Recreational Facilities	\$3,000,000
Professional Fees	\$5,000,000
Contingency	\$4,198,589
<b>Total</b>	<b>\$33,191,532</b>

An initial estimate of the annual operations and maintenance assessment is approximately \$500 per year for each lot once the development has been fully built out. This is based on the annual budgets for Districts of similar size and maintenance levels and is subject to change each year.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by Manatee County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the Districts' Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS**

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4. **AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S., AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52 F.S.**

Establishment of the proposed District should not have any negative impact on small businesses. Any business, large or small, has the option of locating in a community development district provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subjected to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the development should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Manatee County is not defined as a small county for purposes of this requirement.

In addition, establishment of a CDD should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

5. **ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL**

Certain data utilized in this report was provided by the developer/petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other Community Development Districts in various stages of existence.

Exhibit B  
to Ordinance 07-31

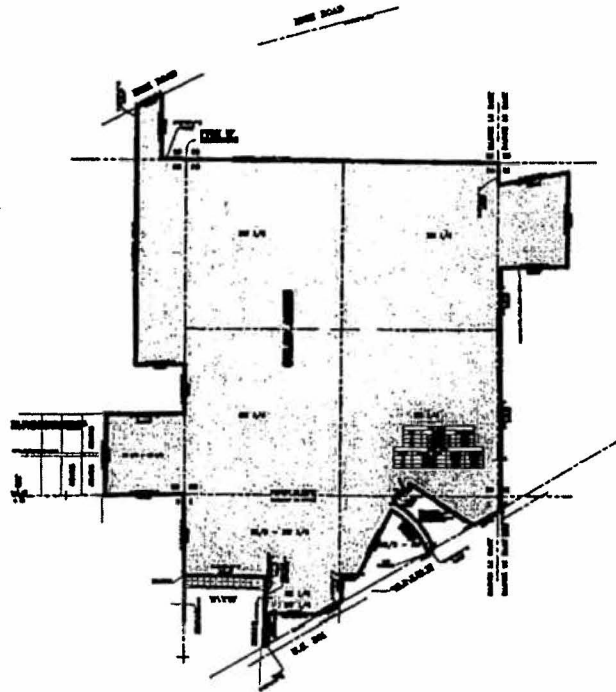
Boundaries

Harrison Ranch  
Community Development District

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 CERTIFICATE OF AUTHORIZATION No. LB 6982

**LEGEND:**

R/W RIGHT OF WAY  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 O.R.B. OFFICIAL RECORD BOOK

**NOT A SURVEY**

SEE ATTACHED DESCRIPTION  
 DESCRIPTION SKETCH

OF  
 HARRISON RANCH  
 CDD

LOCATED IN

SECTIONS 26, 35 & 36, TOWNSHIP 33 S., RANGE 18 E.

SECTION 31, TOWNSHIP 33 S., RANGE 19 E.

SECTION 1, TOWNSHIP 34 S., RANGE 18 E.

SECTION 6, TOWNSHIP 34 S., RANGE 19 E.

MANATEE COUNTY, FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION  
 HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT  
 THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND  
 DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY  
 KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM  
 TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF  
 FLORIDA", CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE.

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 DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS  
 SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR  
 SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, L.C.

BY: R.E.M. EDGERTON P.S.M.

FLORIDA CERTIFICATE No. LS 4292

DATE OF CERTIFICATION : 06/21/05

K: \PLOT FILES\PROJECTS\FALKNER\HARRISON\HARRIS-CDD.PLT  
 T: \HOWARD\FALKNER\HARRISON\HARRIS-CDD.DWG

1 OF 9

*Zoller, Najjar, & Shroyer, LLC*

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NOVEMBER 10, 2005

HARRISON RANCH / PULTE

DESCRIPTION: CDD PARCEL

BEGINNING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°21'35" E ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 5294.10 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S 00°28'32" W, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 364.39 FEET; THENCE N 80°08'27" E, A DISTANCE OF 1209.14 FEET; THENCE S 00°28'20" W, A DISTANCE OF 1560.57 FEET; THENCE S 89°15'50" W, A DISTANCE OF 1129.87 FEET; THENCE S 00°28'32" W, A DISTANCE OF 1025.31 FEET; THENCE S 00°20'38" E, A DISTANCE OF 2759.15 FEET; THENCE S 00°07'50" W, A DISTANCE OF 213.46 FEET; THENCE S 60°16'38" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301, SECTION 1302-104-202, A DISTANCE OF 530.64 FEET; THENCE N 57°32'00" W, A DISTANCE OF 1271.65 FEET; THENCE S 32°28'00" W, A DISTANCE OF 28.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 129.59 FEET THROUGH A CENTRAL ANGLE OF 29°42'00" TO THE POINT OF TANGENCY; THENCE S 62°10'00" W, A DISTANCE OF 118.38 FEET TO THE POINT OF CURVATURE, OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 42.13 FEET THROUGH A CENTRAL ANGLE OF 32°11'00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 29°59'00" W, A DISTANCE OF 86.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF REVERSE CURVATURE, WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 29°59'00" W, A DISTANCE OF 1522.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1022.72 FEET THROUGH A CENTRAL ANGLE OF 38°30'01", TO THE END OF SAID CURVE TO THE RIGHT; THENCE S 60°16'38" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. 301 (FDOF SECTION 1302-104-202), A DISTANCE OF 121.35 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 69°11'30" W, A DISTANCE OF 1402.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 959.41 FEET THROUGH A CENTRAL ANGLE OF 39°12'30" TO THE END OF SAID CURVE; THENCE S 27°07'06" W, A DISTANCE OF 1261.87 FEET; THENCE N 89°27'14" W, A DISTANCE OF 250.37 FEET; THENCE S 00°25'54" W, A DISTANCE OF 417.01 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60°15'41" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 432.82 FEET; THENCE N 88°32'09" W, A DISTANCE OF 853.57 FEET; THENCE S 01°27'51" W, A DISTANCE OF 517.00 FEET RETURNING TO AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE S 60°15'41" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.99 FEET; THENCE N 01°27'51" E ALONG THE MAINTAINED EASTERLY RIGHT OF WAY LINE OF 100TH AVENUE EAST, A DISTANCE OF 1160.11 FEET; THENCE N 88°57'29" W ALONG THE NORTHERLY LINE OF BECK ESTATES AS RECORDED IN PLAT BOOK 8, PAGE 142, A DISTANCE OF 1371.37 FEET; THENCE N 00°04'46" W ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, A DISTANCE OF 1362.57 FEET; THENCE S 89°11'56" W ALONG THE SOUTHERLY LINE OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1298.06 FEET; THENCE N 00°43'05" E, A DISTANCE OF 1335.01 FEET; THENCE N 89°43'51" E, A DISTANCE OF 1281.16 FEET; THENCE N 00°01'44" E, ALONG THE WEST LINE OF AFOREMENTIONED SECTION 36, A DISTANCE OF 818.20 FEET; THENCE S 89°46'27" W, A DISTANCE OF 799.91 FEET; THENCE N 00°00'11" W, A DISTANCE OF 3905.46 FEET; THENCE N 00°04'13" W, A DISTANCE OF 344.17 FEET; THENCE N 63°16'43" E ALONG THE SOUTHERLY MONUMENTED RIGHT OF WAY LINE OF ERIE ROAD, A DISTANCE OF 448.29 FEET; THENCE S 00°00'07" W, A DISTANCE OF 1046.92 FEET; THENCE S 88°10'41" E, A DISTANCE OF 401.58 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 26, 35 AND 36, TOWNSHIP 33 SOUTH, RANGE 18 EAST, AND SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 955.04 ACRES.

ERIE

ERIE ROAD

N 00° 04' 13" W  
344.17'

N 63° 16' 43" E  
448.29'

S 00° 00' 07" W  
1046.92'

S 88°10'41" E  
/401.58'

## POINT OF BEGINNING

26 25

S. 89° 21' 35" E. - 5294.10' OVERALL

35 36

0° 00' 11" W 3905.46'

NW 1/4

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ERIE ROAD

MAINTAINED R/W LINE

89° 21' 35" E. - 5294.10' OVERALL

NW 1/4

NE 1/4

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25 RANGE 18 EAST  
30 RANGE 19 EAST

NE 1/4

S 00°28'32" W  
364.39'

N 80°08'27" E  
1209.14'

S 00°28'20" W  
1560.57'

S 89°15'50" W

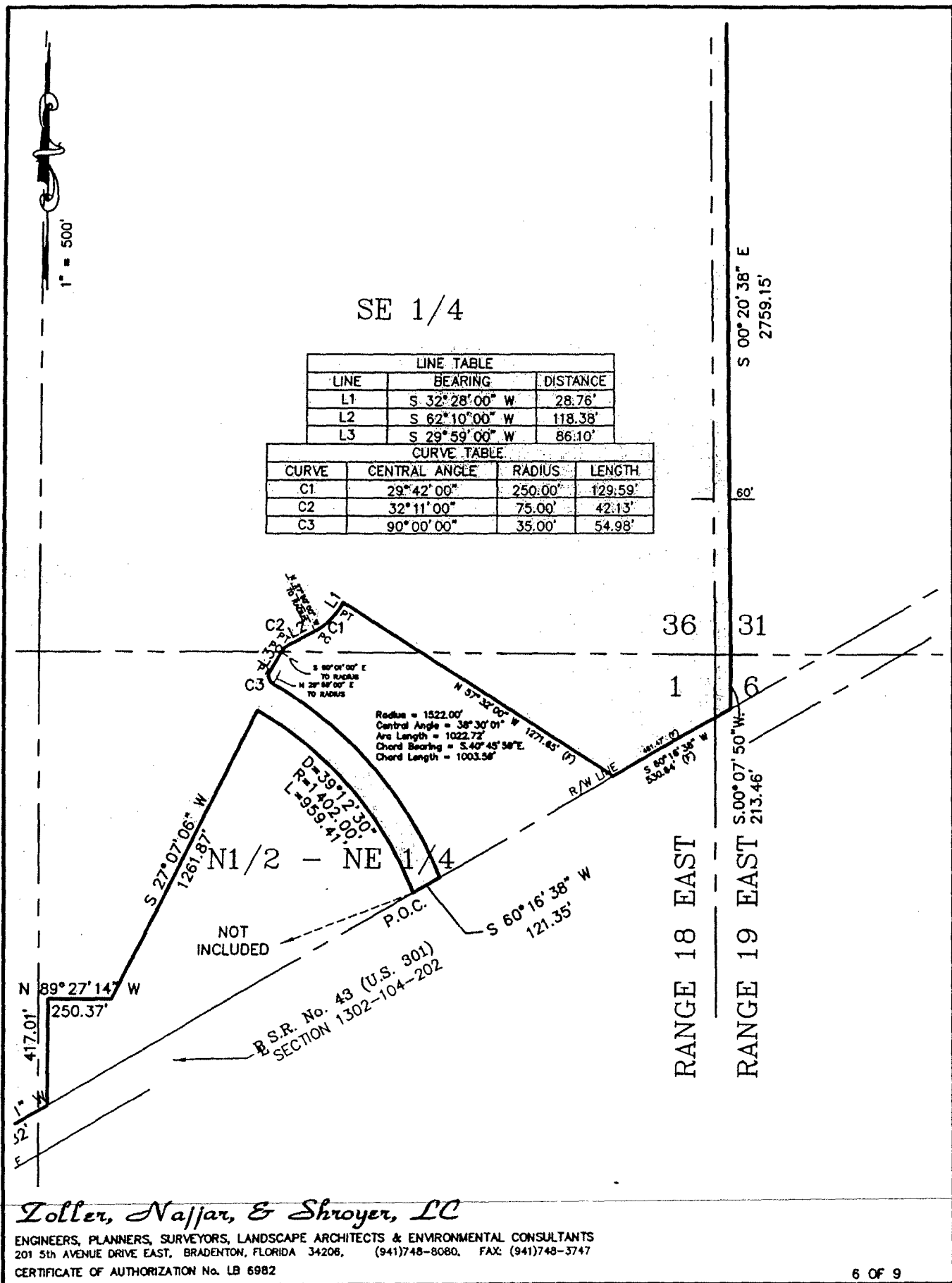
1129.87'

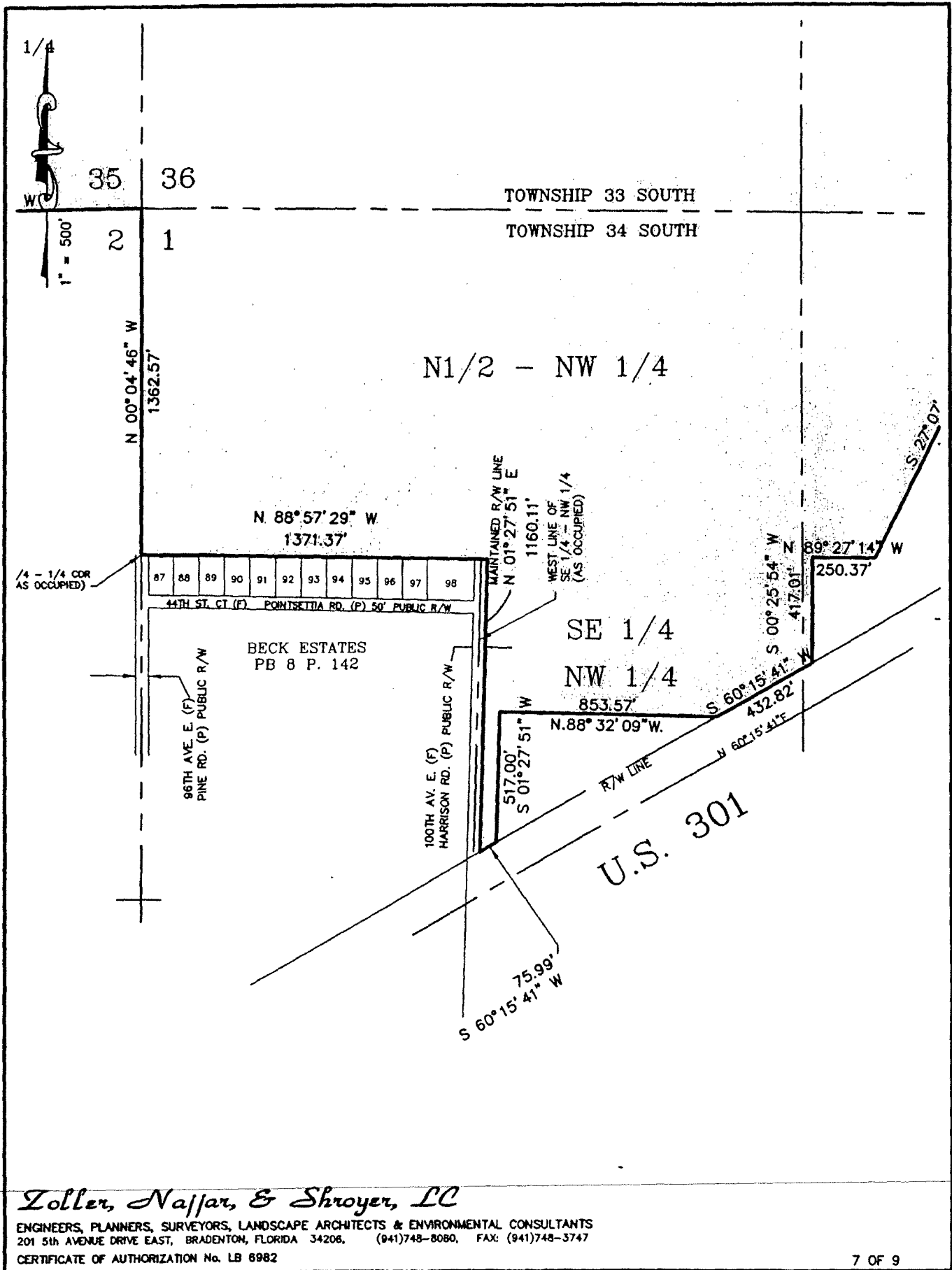
S 00°28'32" W  
1025.31'

SOUTH LINE ORB. 1095 P. 2853 - 2854

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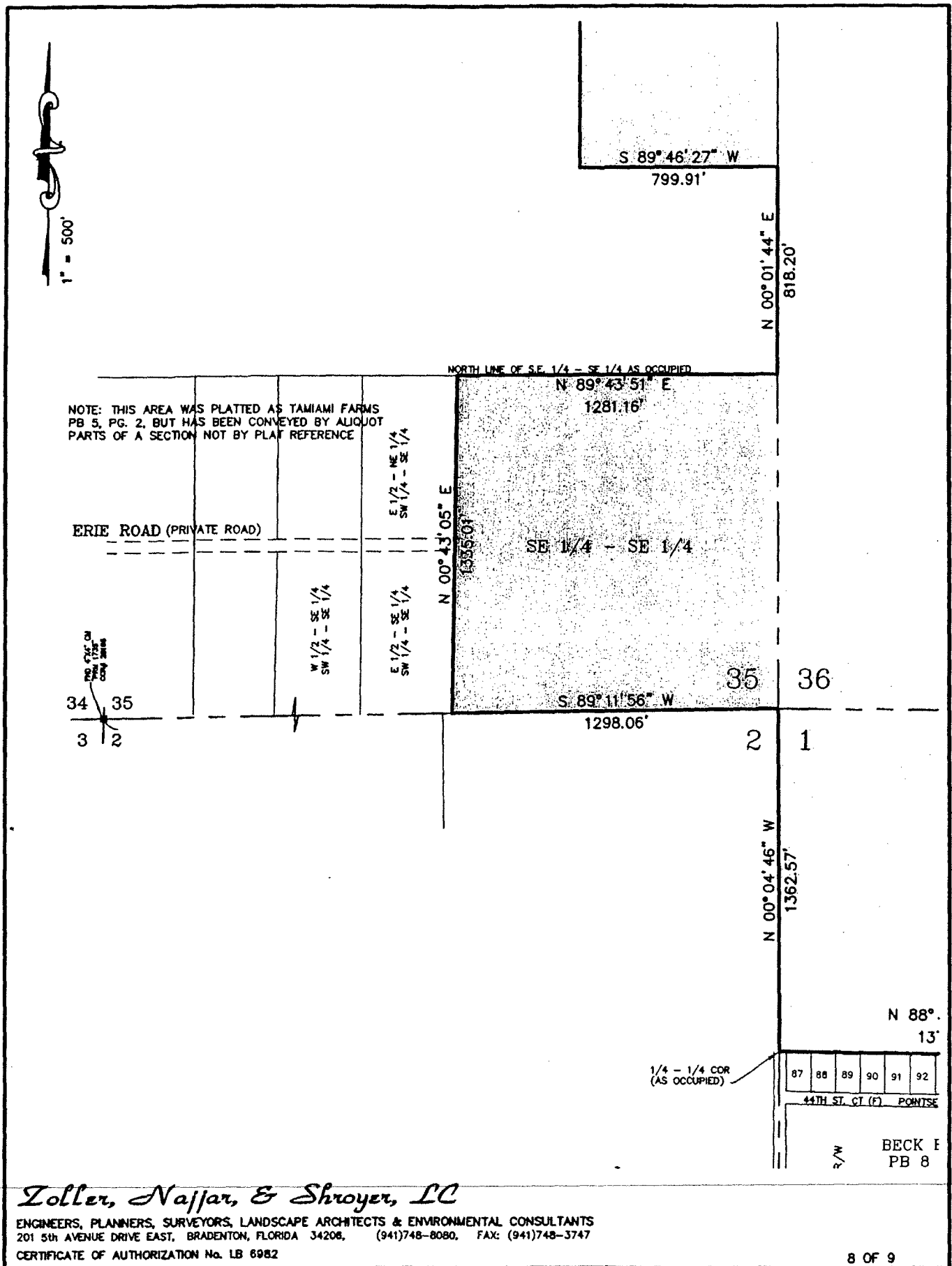
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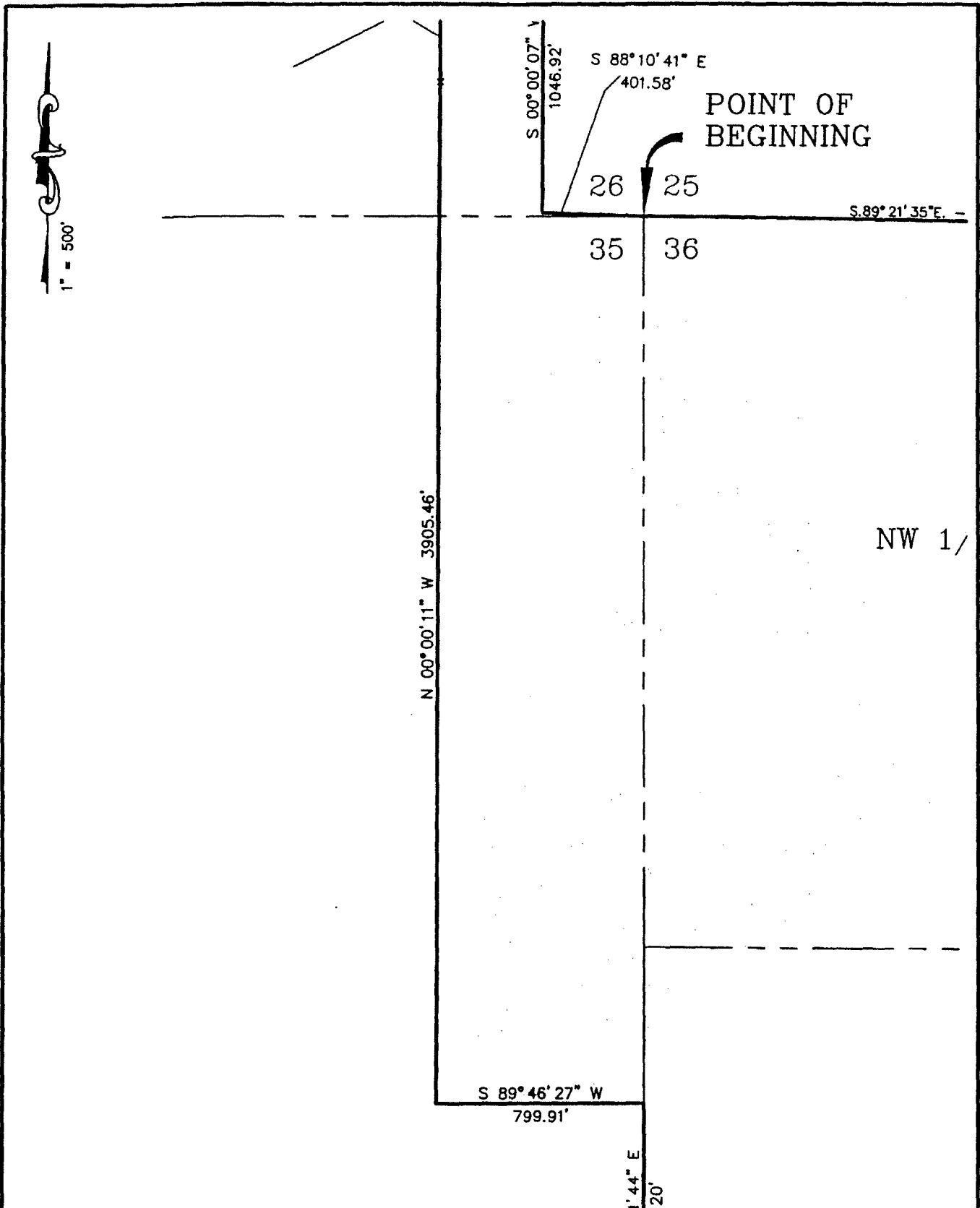




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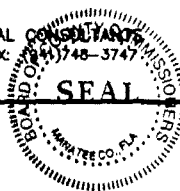
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STATE OF FLORIDA, COUNTY OF MANATEE  
 This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 1st day of February, 2007.

R.B. SHORE  
 Clerk of Circuit Court

By: Diane E. Vollmer, D.C.



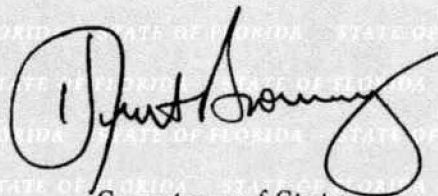
**STATE OF FLORIDA  
DEPARTMENT OF STATE**

**Division of Library and Information Services**

I, KURT S. BROWNING, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Manatee County Ordinance No. 07-31, which was filed in this office on February 5, 2007, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

**Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
5th., day of February, A.D., 2007.**



  
Secretary of State

DSDE 99 (3/03)