

**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
CONTINUED REGULAR MEETING  
FEBRUARY 23, 2023**

**SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, FEBRUARY 23, 2023 AT 11:00 A.M.  
BRADENTON OFFICE SUITES LOCATED AT  
4916 26<sup>TH</sup> STREET WEST, SUITE 100, BRADENTON, FL 34207**

<b>District Board of Supervisors</b>	Chair Vice-Chair Supervisor Supervisor Supervisor	Nicholas Dister Carlos de la Ossa Steve Luce Ryan Motko Alberto Viera
<b>District Manager</b>	Inframark	Brian Lamb Angie Grunwald
<b>District Attorney</b>	Straley Robin Vericker	John Vericker Vivek Babbar
<b>District Engineer</b>	Stantec, Inc	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **11:00 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**Sawgrass Village Community Development District**

*Dear Board Members:*

The Continued Regular Meeting of the Sawgrass Village Community Development District will be held on **February 23, 2023 at 11:00 a.m. at the Bradenton Office Suites located at 4916 26th Street West, Suite 100, Bradenton, FL 34207.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

**3. STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

**4. BUSINESS ITEMS**

- A. Consideration of District Engineer’s Report.....Tab 01
- B. Consideration of Master Assessment Methodology Report.....Tab 02
- C. Consideration of Resolution 2023-29; Declaring Preliminary Assessments.....Tab 03
- D. Consideration of Resolution 2023-30; Setting Public Hearing to Levy Debt Assessments.....Tab 04
- E. Consideration of Maintenance Indemnification Agreement
- F. General Matters of the District

**5. BOARD MEMBERS COMMENTS**

**6. PUBLIC COMMENTS**

**7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



**Sawgrass Village Community  
Development District**

Master Report of the  
District Engineer



Prepared for:  
Board of Supervisors  
Sawgrass Village Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

January 17, 2023



## **1.0 INTRODUCTION**

The Sawgrass Village Community Development District (“the District”) encompasses approximately 962.512 acres in Manatee County, Florida. The District is located within Sections 12, 13 and 24, Township 33 South, Range 18 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

## **2.0 PURPOSE**

The District was established by Manatee County Ordinance 22-60, adopted on December 6, 2022, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

See Appendix B for an Aerial Map of the District.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner is EPG Moccasin Wallow Development, LLC.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District’s water management and control is regulated by Manatee County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.



The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Manatee County technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 WATER SUPPLY**

The District is located within the Manatee County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Manatee County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.



#### **4.4 DISTRICT ROADS**

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Manatee County technical standards and are anticipated to be owned and maintained by the Manatee County.

#### **4.5 PARKS AND RECREATIONAL FACILITIES**

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

#### **4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION**

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

#### **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Manatee County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Manatee County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

### **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.



## 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Manatee County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart".

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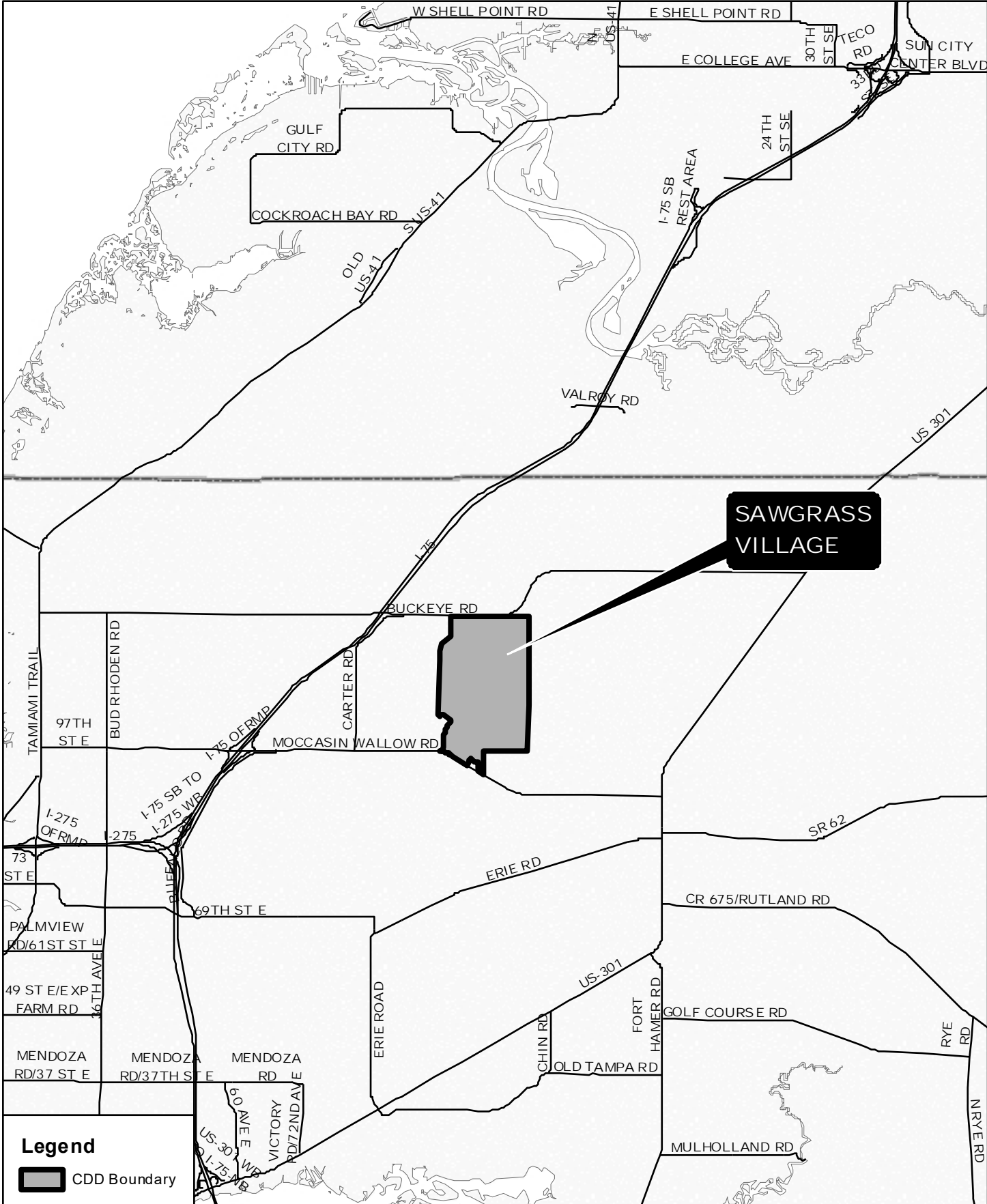
Tonja L. Stewart, P.E.  
Florida License No. 47704





## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**

# SAWGRASS VILLAGE CDD LOCATION MAP



**SAWGRASS  
VILLAGE**



**Legend**

 CDD Boundary

2 1 0 2 4 Miles

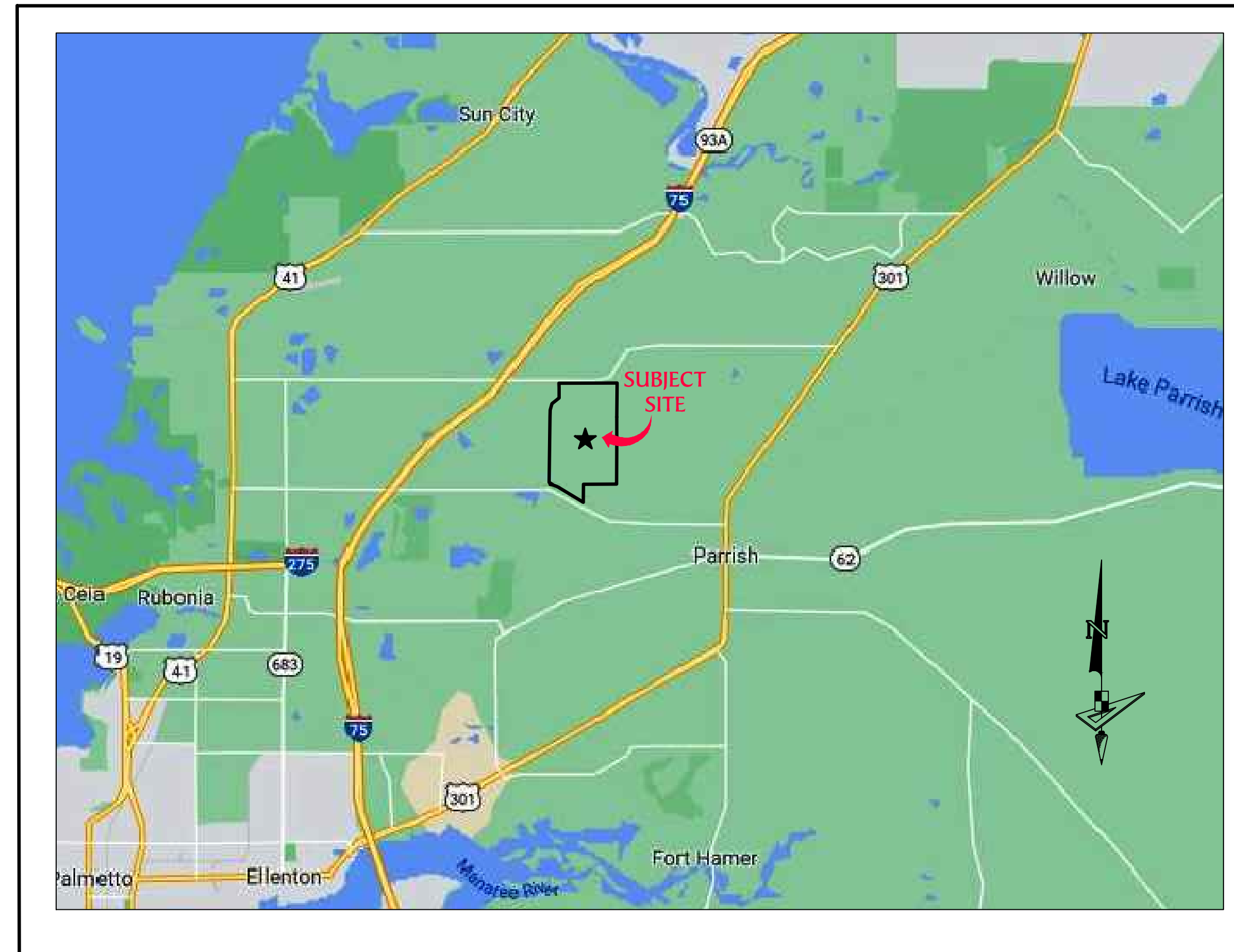
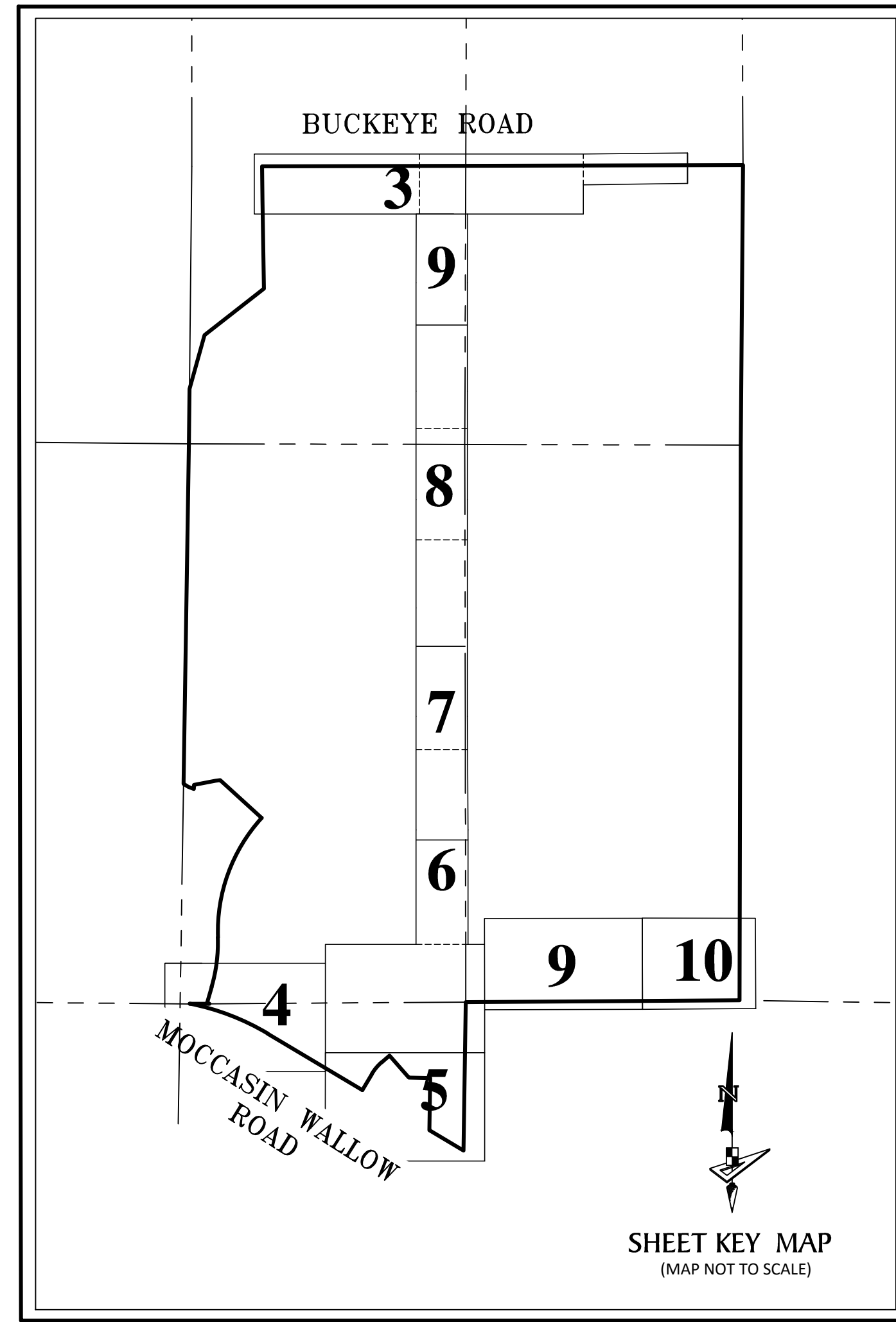
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# Boundary Survey

## Located In:

### Section 12,13 & 24 Township 33 S., Range 18 E. Manatee County, Florida



VICINITY MAP  
(MAP NOT TO SCALE)

**DESCRIPTION:**

The South 1/2 of Section 12, all of Section 13, and the North 1/2 of Section 24, all Township 33 South, Range 18 East, Manatee County, Florida. LESS the portions thereof described in Deed Book 283, Page 175, Deed Book 283, Page 183 and O.R. Book 277, Page 164, Public Records of Manatee County, Florida. LESS the property described in Warranty Deed recorded in O.R. Book 2097, Page 5099, Public Records of Manatee County, Florida. LESS the property described in Special Warranty Deed recorded in Instrument Number 202141008338, Public Records of Manatee County, Florida. LESS that part of the Northeast 1/4 of Section 24, Township 33 South, Range 18 East, Manatee County, Florida, lying North of Moccasin Wallow Road.

Area = 988.680 Acres ±

**LESS: COMMERCIAL PARCEL 1**

A parcel of land lying in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 24, run thence along the North boundary of said Section 24, S.89°37'53"W., a distance of 2618.07 feet to a point on the center line of said Section 24, also being a point on the East line of a Right-of-Way Agreement per Official Records Book 505, Page 127, of the Public Records of said Manatee County, Florida, thence along said East line S.00°52'32"W., a distance of 1420.51 feet to a point on the Northerly Right-of-Way line of Moccasin Wallow Road (80' Public Right-of-Way) thence along said Northerly Right-of-Way line N.59°09'58"W., a distance of 380.89 feet to the **POINT OF BEGINNING**, thence S.59°09'58"W., a distance of 746.96 feet; thence N.30°50'29"E., a distance of 182.07 feet; thence northeasterly, 143.47 feet along the arc of a tangent curve to the right having a radius of 453.00 feet and a central angle of 18°09'48" (chord bearing N.39°54'33"E., 142.87 feet); thence N.48°59'17"E., a distance of 100.00 feet; thence S.41°00'45"E., a distance of 280.15 feet; thence S.89°07'28"E., a distance of 204.68 feet to a point on the West line of said Right-of-Way Agreement, thence along said West line S.00°52'32"W., a distance of 500.00 feet to the **POINT OF BEGINNING**.

Area = 5.494 Acres ±

**ALSO LESS: COMMERCIAL PARCEL 2**

A parcel of land lying in Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 13, run thence along the West boundary of said Section 13, N.00°53'29"E., a distance of 164.80 feet to the **POINT OF BEGINNING**; thence continue N.00°53'29"E., a distance of 1937.62 feet; thence S.66°32'08"E., a distance of 52.32 feet; thence S.68°22'20"E., a distance of 57.93 feet; thence N.05°08'28"E., a distance of 40.74 feet; thence N.79°08'56"E., a distance of 207.41 feet; thence N.83°19'02"E., a distance of 46.35 feet; thence S.47°41'13"E., a distance of 535.76 feet; thence southerly, 1247.98 feet along the arc of a curve to the left having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing S.20°06'25"W., 1216.97 feet); thence southerly, 479.08 feet along the arc of a reverse curve to the right having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing S.07°06'43"W., 477.02 feet); thence S.16°19'24"W., a distance of 155.52 feet to a point on the Northerly boundary of a parcel described in Deed Book 283, Page 17, of the Public Records of said Manatee County Florida, thence along said Northerly boundary N.59°00'00"W., a distance of 288.75 feet to the **POINT OF BEGINNING**.

Area = 20.714 Acres ±

**BEING ALSO DESCRIBED AS:**

(Main Parcel)

A parcel of land lying in Sections 12, 13, and 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 13, (Certified Corner Report #112043), thence S.88°52'55"E., along the South boundary of said Section 13 for a distance of 91.81 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**; thence N.89°43'54"E., along said South boundary of Section 13, also being the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, a distance of 188.08 feet; thence leaving said South boundary N.59°00'00"W., a distance of 24.51 feet; thence N.16°19'24"E., a distance of 155.52 feet; thence northerly, 479.08 feet along the arc of a tangent curve to the left having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing N.07°06'43"E., 477.02 feet); thence Northerly, 1247.98 feet along the arc of a reverse curve to the right having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing N.20°06'25"E., 1216.97 feet); thence N.47°41'13"W., a distance of 535.76 feet; thence S.83°19'02"W., a distance of 46.35 feet; thence S.79°08'56"W., a distance of 207.41 feet; thence S.05°08'28"W., a distance of 40.74 feet; thence N.68°22'20"W., a distance of 57.93 feet; thence N.56°32'08"W., a distance of 52.32 feet to the West boundary of said Section 13, thence N.00°53'29"E., a distance of 525.47 feet to the Northwest corner of said Section 13, also being the Southwest corner of Section 12, township 33 South, Range 18 East, thence N.00°35'41"E., along the West boundary of said Section 12, a distance of 525.43 feet; thence leaving said West boundary, N.15°39'30"E., a distance of 534.52 feet; thence N.51°56'37"E., a distance of 720.90 feet; thence N.00°50'37"W., a distance of 1170.31 feet to the North boundary of the South half (1/2) of said Section 12, thence along said North boundary N.89°51'48"E., a distance of 4600.49 feet to the East boundary of said Section 13, also being the Southwest corner of Section 12, township 33 South, Range 18 East, thence N.00°35'41"E., along the West boundary of said Section 12, a distance of 525.43 feet; thence leaving said West boundary, N.15°39'30"E., a distance of 534.52 feet; thence S.00°06'44"W., along the East boundary of said Northeast quarter (1/4) of Section 13 a distance of 2655.38 feet to the Northeast corner of the Southeast quarter (1/4) of said Section 13, thence along the East boundary of said Southeast quarter (1/4) of Section 13, S.00°27'50"W., along said East boundary a distance of 6877.33 feet to the Southeast corner of said Southeast quarter (1/4) of Section 12, also being the Northeast corner of the Northeast quarter (1/4) of said Section 13, thence S.00°08'41"W., a distance of 2655.38 feet to the Southeast corner of said Southeast quarter (1/4) of Section 13, thence along the South boundary of said Southeast quarter (1/4) of Section 13, S.89°37'53"W., a distance of 2618.07 feet to the Southwest corner of said Southeast quarter (1/4) of Section 13, also being the Northeast corner of Northwest quarter (1/4) of said Section 24, thence S.00°52'32"W., along the East boundary of said Northwest quarter (1/4) of Section 24 a distance of 1420.51 feet to a point on the Northerly Right-of-Way of said Moccasin Wallow Road thence N.59°09'58"W., a distance of 380.89 feet; thence leaving said Northerly Right-of-Way the following 6 courses, 1: N.00°52'32"E., a distance of 500.00 feet; thence 2: N.89°07'28"W., a distance of 204.68 feet; thence 3: N.41°00'43"W., a distance of 280.15 feet; thence 4: S.48°59'17"W., a distance of 100.00 feet; thence 5: southwesterly, 143.47 feet along the arc of a tangent curve to the left having a radius of 453.00 feet and a central angle of 18°09'48" (chord bearing S.39°54'33"W., 142.87 feet); thence 6: S.30°50'29"W., a distance of 182.07 feet to a point on said Northerly Right-of-Way of Moccasin Wallow Road, thence along said Northerly Right-of-Way N.59°09'58"W., a distance of 1052.67 feet; thence westerly, 803.60 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 19°44'44" (chord bearing N.69°02'19"W., 799.63 feet) to the **POINT OF BEGINNING**.

Containing 962.471 Acres

**TOGETHER WITH**

(Remnant Parcel)

A parcel of land lying in the Southwest quarter (1/4) of Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter (1/4) of Section 13, (Certified Corner Report #112043), thence N.00°53'29"E., along the West boundary of said Southwest quarter (1/4) of Section 13 for a distance of 13.44 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**; thence continue along said West boundary N.00°53'29"E., a distance of 40.68 feet to a point on the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, thence along said Southerly boundary S.57°36'43"E., a distance of 105.07 feet to a point on said Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, thence along said Right-of-Way line Westerly, 90.58 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 2°13'32" (chord bearing N.80°04'14"W., 90.58 feet) to the **POINT OF BEGINNING**.

Containing 1,796 Square Feet or 0.041 acres  
Total gross acreage 962.512 acres.

**Authenticity Note**

1) This Boundary Survey has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LSS246 on February 22, 2022.  
2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**SHEET 1: Description, Surveyor's Notes, Certification & Signature**  
**SHEET 2: Boundary Survey Map & Dimensions**  
**SHEET 3-10: Detail (See Sheet Key Map for location)**

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	CHECKED BY: JDW	
DRAWN: DMM DATE: 1/22	FIELD BOOK: 15-2021/56	
P.CHIEF: PB	DATA FILE: McClure 985-Bndy-PB.txt	
<b>REVISIONS</b>		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel	JDW

**John D. Weigle**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LSS246**

**SURVEYOR'S NOTES:**

- Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Old Republic National Title Insurance Company Commitment for Title Insurance, Commitment Number: 1059124 with an effective date of March 29, 2021, and issued by Schofield and Spencer, P.A. GeoPoint Surveying, Inc. has reviewed Schedule B Section II Exceptions contained therein and offer comments as they relate to Land Surveying. See "Schedule B Section II Notes, this page.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the Northeasterly Right-of-Way line of Moccasin Wallow Road, having a Grid bearing of S.59°09'58"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zone "AE" and "X", according to Flood Insurance Rate Map, Map No. 12081C0177E for Manatee County, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>).
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrance.
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- On June 2, 2021, GeoPoint Surveying Inc. Survey Crew Chief Phil Burns met with Thomas Lauritsen, Superintendent Field Maintenance Public Works Department Manatee County Government. To determine the South Maintained right-of-way for Buckeye Road, along the frontage of the property described hereon, Mr. Lauritsen determined the Maintained right-of-way to be the "Mow Line". GeoPoint Survey Crew located the Mow Line and it is plotted and shown herewith. Deed for Buckeye Road right-of-way not provided.

**SCHEDULE B - SECTION II - EXCEPTIONS**

We have reviewed Schedule B-II, Exceptions of the Commitment for Title Insurance and offer the following comments. Surveyors comments are enclosed in (parenthesis).

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. (None Provided)
- a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. (Not a matter of Survey)  
b. Rights or claims of parties in possession not recorded in the Public Records. (Not a matter of Survey)  
c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. (Survey shown hereon "Detail Sheets")  
d. Easements or claims of easements not recorded in the Public Records. (None Provided)  
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (Not a matter of Survey)
- Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (Not a matter of Survey)
- Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems, serving the land described herein; and any lien for waste fees in favor of any county or municipality. (Not a matter of Survey)
- Right of Way Agreement in favor of Florida Power & Light Company, recorded in O.R. Book 505, Page 127, together with Modification of Right-of-Way Agreement recorded in O.R. Book 643, Page 58, Public Records of Manatee County, Florida, which contains easements, and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
- Right-of-Way Agreement to Florida Power & Light Company recorded in O.R. Book 635, Page 805, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
- Right-of-Way Agreement to Florida Power & Light Company, recorded in O.R. Book 635, Page 807, Public Records of Manatee County, Florida, which contains easements, and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
- Easement to Florida Power & Light Company recorded in O.R. Book 1044, Page 841, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein as to "an Easement 15 feet wide" does not contain the parcel described hereon)
- Easement Agreement (Pipeline) to Gulfstream Natural Gas System, LLC, a Delaware limited liability company, recorded in O.R. Book 1694, Page 6751, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
- Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 181, Page 493, Public Records of Manatee County, Florida. (The land described therein contains a portion of the parcel described hereon)
- All matters contained on the Plat of KOTOP FIELDS, as recorded in Plat Book 2, Page 84, Public Records of Manatee County, Florida. (Matters of Plat shown where applicable)
- Riparian and littoral rights are not insured. Any portion of the Land lying waterward of the ordinary high water mark of any lakes, ponds, streams, creeks, or watercourses, and lands accreted thereto. (Not a matter of survey)
- The maintained right of way of Buckeye Road. (Shown hereon)
- The maintained right of way of Moccasin Wallow Road. (Shown hereon)
- Rights of the lessees under unrecorded leases. (Not a matter of survey)



**Boundary Survey**

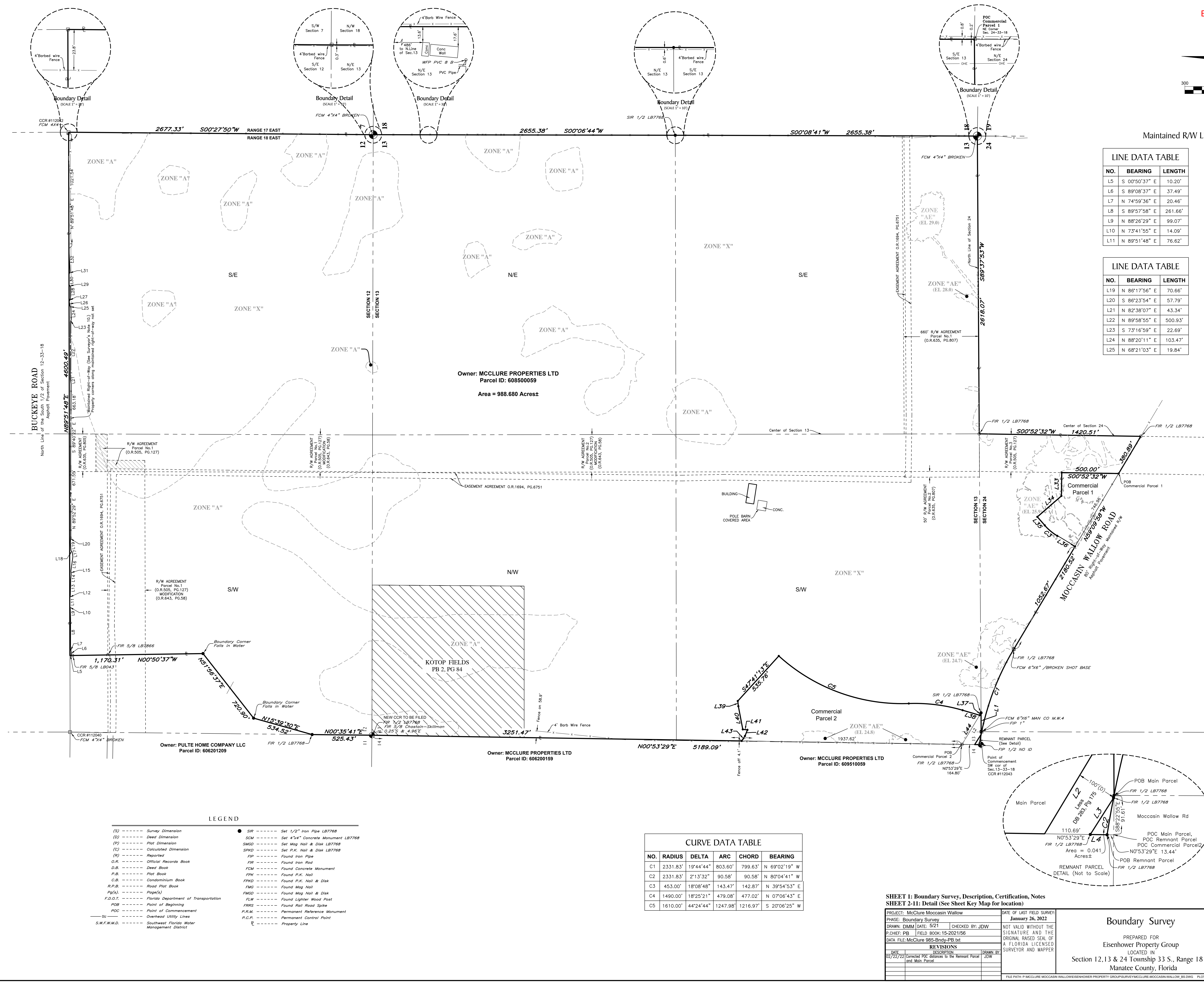
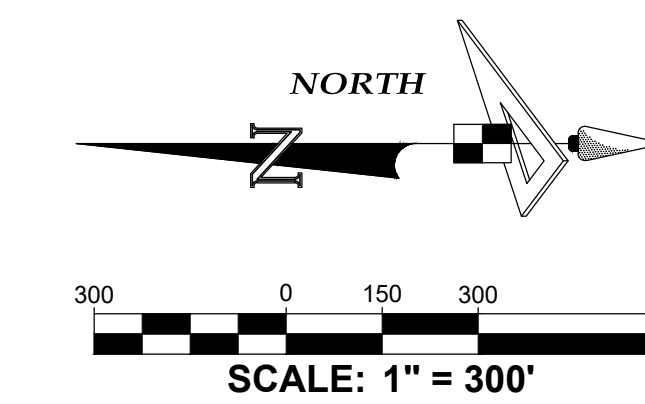
PREPARED FOR  
**Eisenhower Property Group**

LOCATED IN  
**Section 12,13 & 24 Township 33 S., Range 18 E.  
Manatee County, Florida**

213 Hobbs Street Phone: (813) 248-8888  
Tampa, Florida 33619 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business No. 18-7768

**SHEET NUMBER: 01 of 10**





Maintained RW Line Data Tables

NO.	BEARING	LENGTH
L5	S 00°50'37" E	10.20'
L6	S 89°08'37" E	37.49'
L7	N 74°59'36" E	20.46'
L8	S 89°57'58" E	261.66'
L9	N 88°26'29" E	99.07'
L10	N 73°41'55" E	14.09'
L11	N 89°51'48" E	76.62'

NO.	BEARING	LENGTH
L12	S 70°58'13" E	13.67'
L13	S 88°35'31" E	143.33'
L14	S 84°46'19" E	48.76'
L15	N 85°39'15" E	30.88'
L16	S 82°04'17" E	127.66'
L17	N 79°51'08" E	38.29'
L18	N 57°11'39" E	19.95'

NO.	BEARING	LENGTH
L19	N 86°17'56" E	70.66'
L20	S 86°23'54" E	57.79'
L21	N 82°38'07" E	43.34'
L22	N 89°58'55" E	500.93'
L23	S 73°16'59" E	22.69'
L24	N 88°20'11" E	103.47'
L25	N 68°21'03" E	19.84'

NO.	BEARING	LENGTH
L26	N 79°34'23" E	36.33'
L27	S 72°00'09" E	31.28'
L28	N 89°33'48" E	102.11'
L29	N 60°22'46" E	22.03'
L30	N 89°51'48" E	85.60'
L31	S 71°14'30" E	29.26'
L32	N 87°12'04" E	204.02'

NO.	BEARING	LENGTH
L1	N 89°43'54" E	188.08'
L2	N 59°00'00" W	323.26'
L3	S 57°38'43" E	105.07'
L4	N 00°53'29" E	40.68'

NO.	BEARING	LENGTH
L33	S 89°07'28" E	204.68'
L34	S 41°00'43" E	280.15'
L35	N 48°59'17" E	100.00'
L36	N 30°50'29" E	182.07'
L37	N 59°00'00" W	24.51'
L38	S 16°19'24" W	155.52'
L39	N 83°19'02" E	46.35'
L40	N 79°08'56" E	207.41'
L41	N 05°08'28" E	40.74'
L42	S 68°22'20" E	57.93'
L43	S 56°32'08" E	52.32'
L44	N 59°00'00" W	298.75'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2331.83'	19°44'44"	803.60'	799.63'	N 69°02'19" W
C2	2331.83'	2°13'32"	90.58'	90.58'	N 80°04'41" W
C3	453.00'	18°08'48"	143.47'	142.87'	N 39°54'53" E
C4	1490.00'	18°25'21"	479.08'	477.02'	N 07°06'43" E
C5	1610.00'	44°24'44"	1247.98'	1216.97'	S 20°06'25" W

**LEGEND**

(S) ----- Survey Dimension	● SIR ----- Set 1/2" Iron Pipe LB7768
(D) ----- Dead Dimension	SCM ----- Set 4"x4" Concrete Monument LB7768
(P) ----- Plot Dimension	SMSD ----- Set Mag Nail & Disk LB7768
(C) ----- Calculated Dimension	SPKD ----- Set O.K. Nail & Disk LB7768
(R) ----- Reported	FIP ----- Found Iron Pipe
O.R. ----- Official Records Book	FIR ----- Found Iron Rod
D.B. ----- Dead Book	FCM ----- Found Concrete Monument
P.B. ----- Plot Book	FM ----- Found P.K. Nail
C.B. ----- Condominium Book	FPKD ----- Found P.K. Nail & Disk
R.P.B. ----- Road Plot Book	FMG ----- Found Mag Nail
Page(s)	FMGD ----- Found Mag Nail & Disk
F.D.O.T. ----- Florida Department of Transportation	FLW ----- Found Lighter Wood Post
POB ----- Point of Beginning	FRWS ----- Found Rail Road Spike
POC ----- Point of Commencement	P.R.M. ----- Permanent Reference Monument
OU ----- Overhead Utility Lines	P.C.P. ----- Permanent Control Point
S.W.F.W.M.D. ----- Southwest Florida Water Management District	ℓ ----- Property Line

**SHEET 1: Boundary Survey, Description, Certification, Notes**  
**SHEET 2-II: Detail (See Sheet Key Map for location)**

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
DRAWN: DMM [DATE: 5/21] CHECKED BY: JDW		
P.CHIEF: PB FIELD BOOK: 15-2021/56		
DATA FILE: McClure 985-Bndy-PB.txt		
<b>REVISIONS</b>		
DATE	DESCRIPTION	DRAWN BY
07/22/22	Corrected POC distances to the Remnant Parcel and Main Parcel	JDW

**Boundary Survey**

PREPARED FOR  
 Eisenhower Property Group  
 Located in  
 Section 12, 13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

**SHEET NUMBER: 02 of 10**

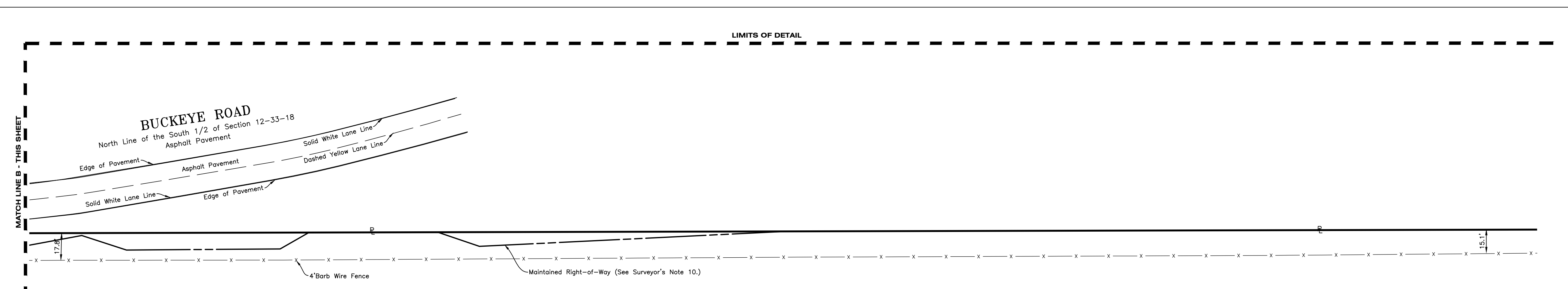
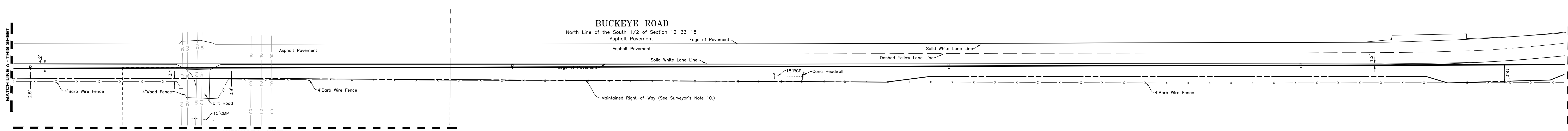
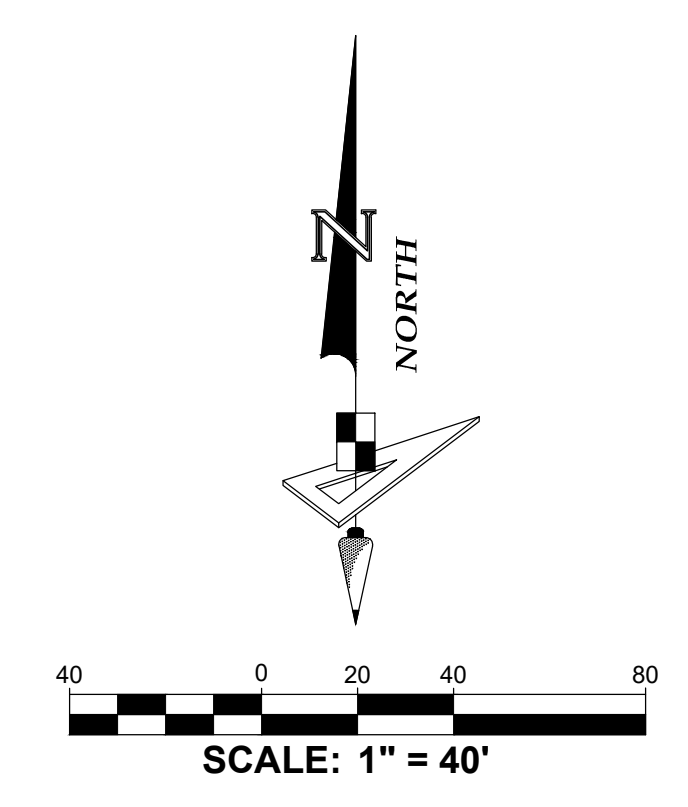
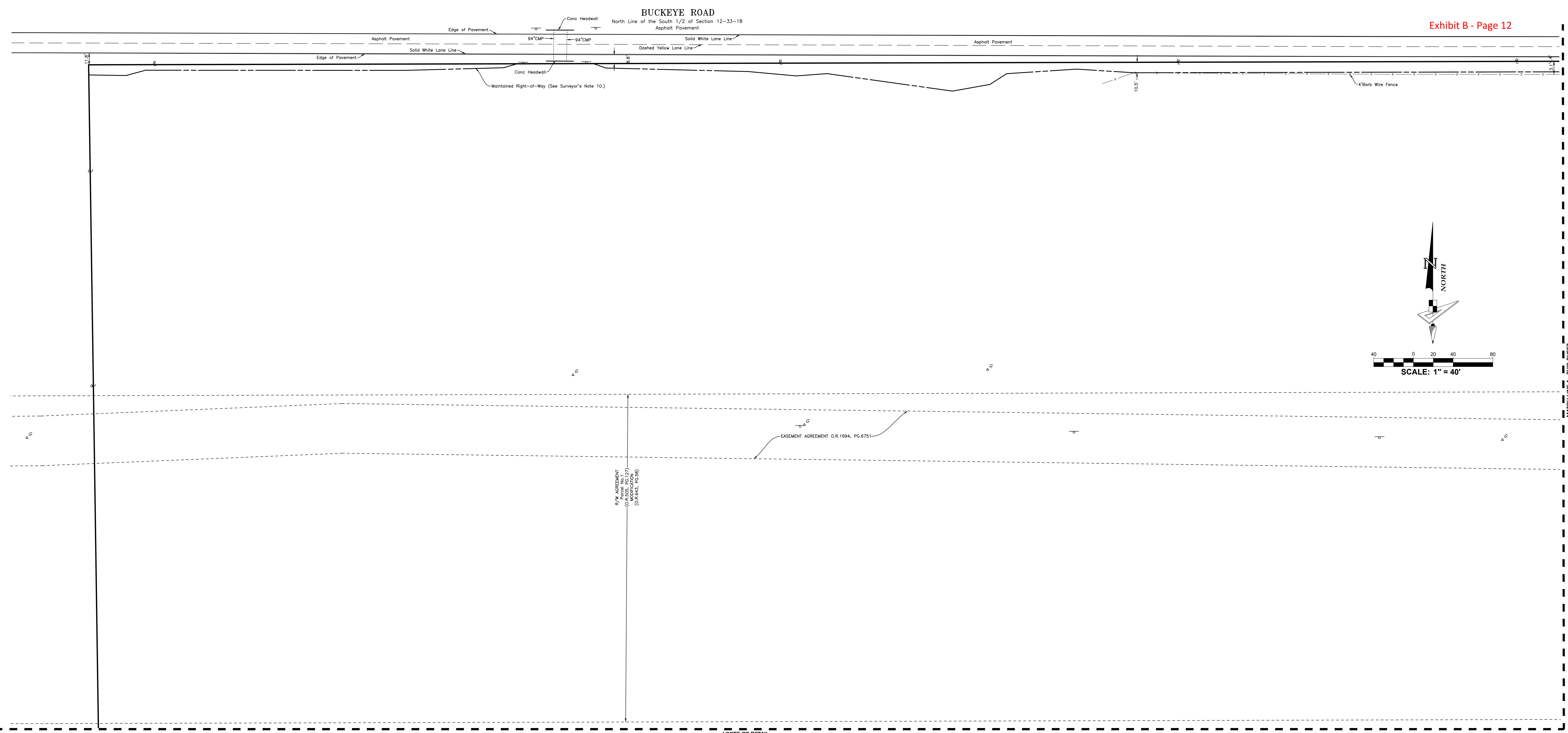
**GeoPoint Surveying, Inc.**

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 Licensed Business No. 18-7768

FILE PATH: P:\MCCLURE\_MOCASIN\_WALLOW\ENHANCED\MCCCLURE\_MOCASIN\_WALLOW\_RL.DWG PLOTTED BY: JOHN WEGELE ON: 20220722 2:56 PM LAST SAVED BY: JWELE ON: 21/07/22 3:35 PM





**LEGEND**

(D) --- Survey Dimension	YD --- Yard Drain	SP --- Service Power Pole	T <sub>0</sub> --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc --- Concrete	TP --- Transmission Power Pole	F <sub>0</sub> --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	Dim --- Diameter	UL --- Utility Pole	W <sub>0</sub> --- Buried Water Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	AP --- Abandoned Utility Pole	FM <sub>0</sub> --- Buried Force Main Warning Marker
(R) --- Reported	A/C --- Air Conditioner	TP --- Telephone Pole	G <sub>0</sub> --- Buried Gas Warning Marker
O.R. --- Official Records Book	⊙ --- Sanitary Sewer Manhole	CP --- Cable Pole	W <sub>0</sub> --- Water Gate Valve
G.B. --- General Book	⊙ --- Storm Drainage Manhole	GP --- Guy Pole	WP <sub>0</sub> --- Water Butterfly Valve
P.B. --- Plot Book	⊙ --- Telephone Manhole	GA --- Guy Anchor	BO <sub>0</sub> --- Water Blow-off Valve
C.B. --- Condominium Book	⊙ --- Power Manhole	EM --- Electric Pedestal	AR <sub>0</sub> --- Air Release Valve
R.P.B. --- Road Plot Book	⊙ --- Fiber Optic Manhole	CP --- Cable Pedestal	GV <sub>0</sub> --- Gas Gate Valve
P.P.S. --- Pape(s)	⊙ --- Grease Trap Manhole	DP --- Telephone Pedestal	GV <sub>0</sub> --- Gas Gate Valve
F.D.O.T. --- Florida Department of Transportation	⊙ --- Manhole	FP --- Fiber Optic Pedestal	GM <sub>0</sub> --- Gas Air Release Valve
CMP --- Corrugated Metal Pipe	⊙ --- Traffic Signal Post	EM --- Electric Handhole	FM <sub>0</sub> --- Force Main Gate Valve
DIP --- Ductile Iron Pipe	⊙ --- Traffic Signal Box	CH --- Cable Handhole	FM <sub>0</sub> --- Force Main Air Release Valve
HDP --- High Density Polyethylene	XL --- Light Pole	EM --- Electric Handhole	W <sub>0</sub> --- Water Service
MIP --- Metal Pipe	⊙ --- Flood/Landscape Light	ES --- Electric Switch Box	WP <sub>0</sub> --- Water Backflow Preventer
PPC --- Polypropylene Chloride Pipe	⊙ --- Concrete Post	TP --- Transformer Post	SS --- Sewer Service
RCP --- Reinforced Concrete Pipe	MP --- Mile Marker Post	LSB --- Telephone Junction Box	CS --- Sanitary Sewer Clean Out
TCP --- Ferro Castle Pipe	SP --- Steel Post	FJB --- Fiber Optic Junction Box	SC <sub>0</sub> --- Storm Sewer Clean Out
UP --- Unvented Clay Pipe	B --- Boland	WM --- Water Meter	FW --- Fire Hydrant
CI --- Cast Iron	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
VT --- Vented Clay Pipe	MB --- Mail Box	EM --- Electric Meter	MMW --- Monitoring Well
GI --- Gate Top Inlet	PS --- Post	EM --- Electric Meter	PLZ --- Plazometer
MES --- Mitered End Section	RP --- Railroad Signal Pole	EM --- Electric Meter	OU --- Overhead Utility Lines
PL --- Property Line			

PROJECT: McClure Moccasin Wallow  
 PHASE: Boundary Survey  
 DRAWN: DMH (DATE: 1/22) CHECKED BY: JDW  
 P.CHEF: PB FIELD BOOK: 15-2021/56  
 DATA FILE: McClure 985-Bndy-PB.txt

DATE: 02/22/22  
 CORRECTED POC: *alignments in the Remnant Parcel and Main Parcel*

DATE OF LAST FIELD SURVEY: January 26, 2022

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

**Boundary Survey**

PREPARED FOR  
**Eisenhower Property Group**  
 LOCATED IN  
 Section 12.13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

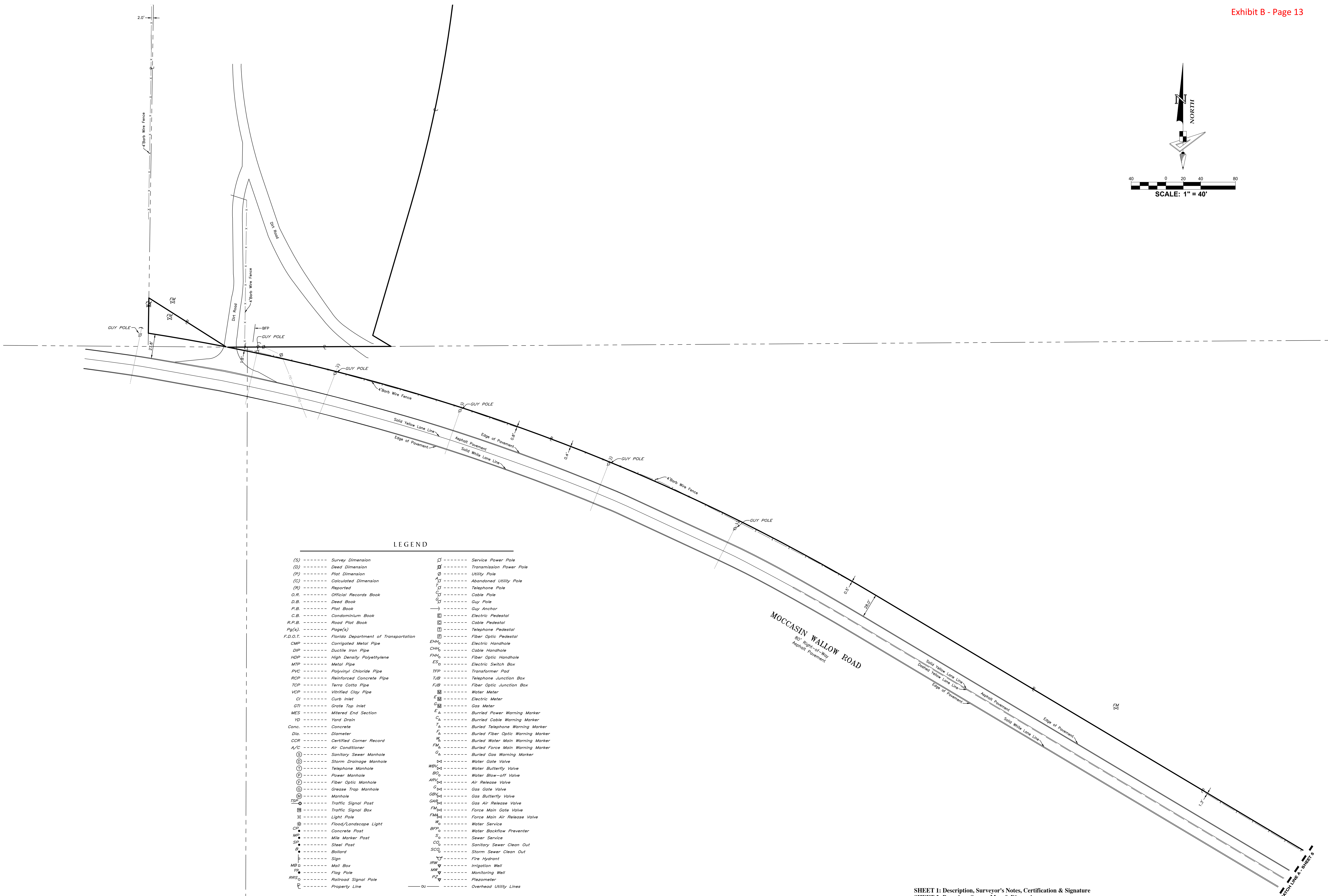
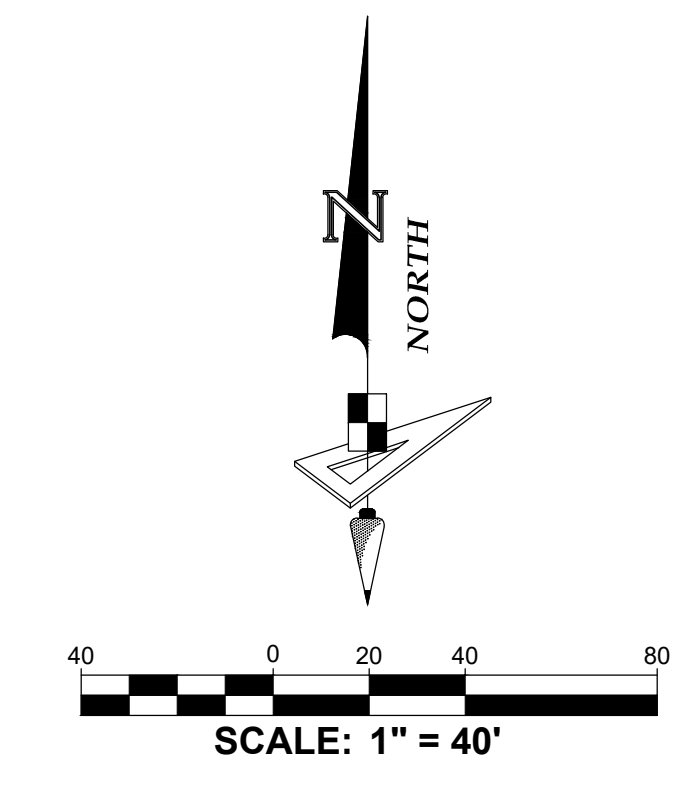
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SHEET NUMBER: **03** of **10**

SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)



**LEGEND**

(S) ----- Survey Dimension	⊕ ----- Service Power Pole
(D) ----- Dead Dimension	⊕ ----- Transmission Power Pole
(P) ----- Plat Dimension	⊕ ----- Utility Pole
(C) ----- Calculated Dimension	⊕ ----- Abandoned Utility Pole
(R) ----- Reported	⊕ ----- Telephone Pole
O.R. ----- Official Records Book	⊕ ----- Cable Pole
D.B. ----- Deed Book	⊕ ----- Guy Pole
P.B. ----- Plat Book	⊕ ----- Guy Anchor
C.B. ----- Condominium Book	⊕ ----- Electric Pedestal
R.P.B. ----- Road Plat Book	⊕ ----- Cable Pedestal
Pty(s) ----- Page(s)	⊕ ----- Telephone Pedestal
F.D.O.T. ----- Florida Department of Transportation	⊕ ----- Fiber Optic Pedestal
CMP ----- Corrugated Metal Pipe	EH <sub>6</sub> ----- Electric Handhole
DIP ----- Ductile Iron Pipe	CH <sub>6</sub> ----- Cable Handhole
HDP ----- High Density Polyethylene	FH <sub>6</sub> ----- Fiber Optic Handhole
MTP ----- Metal Pipe	ES <sub>6</sub> ----- Electric Switch Box
PVC ----- Polyvinyl Chloride Pipe	TFP ----- Transformer Pad
RCP ----- Reinforced Concrete Pipe	TJB ----- Telephone Junction Box
TCP ----- Terra Cotta Pipe	FJB ----- Fiber Optic Junction Box
VCP ----- Vitrited Clay Pipe	W ----- Water Meter
CI ----- Curb Inlet	E <sub>6</sub> ----- Electric Meter
GTI ----- Grate Top Inlet	G <sub>6</sub> ----- Gas Meter
MES ----- Mitered End Section	E <sub>A</sub> ----- Buried Power Warning Marker
YD ----- Yard Drain	C <sub>A</sub> ----- Buried Cable Warning Marker
Conc. ----- Concrete	T <sub>A</sub> ----- Buried Telephone Warning Marker
Dia. ----- Diameter	F <sub>A</sub> ----- Buried Fiber Optic Warning Marker
CCR ----- Certified Corner Record	W <sub>A</sub> ----- Buried Water Main Warning Marker
A/C ----- Air Conditioner	FM <sub>A</sub> ----- Buried Force Main Warning Marker
⊕ ----- Sanitary Sewer Manhole	G <sub>A</sub> ----- Buried Gas Warning Marker
⊕ ----- Storm Drainage Manhole	W <sub>6</sub> ----- Water Gate Valve
⊕ ----- Telephone Manhole	WB <sub>6</sub> ----- Water Butterfly Valve
⊕ ----- Power Manhole	BO <sub>6</sub> ----- Water Blow-off Valve
⊕ ----- Fiber Optic Manhole	AR <sub>6</sub> ----- Air Release Valve
⊕ ----- Grease Trap Manhole	G <sub>6</sub> ----- Gas Gate Valve
⊕ ----- Manhole	GB <sub>6</sub> ----- Gas Butterfly Valve
TSP ----- Traffic Signal Post	GA <sub>6</sub> ----- Gas Air Release Valve
⊕ ----- Traffic Signal Box	FM <sub>6</sub> ----- Force Main Gate Valve
⊕ ----- Light Pole	FM <sub>A</sub> ----- Force Main Air Release Valve
⊕ ----- Flood/Landscape Light	W <sub>6</sub> ----- Water Service
CP ----- Concrete Post	BFP <sub>6</sub> ----- Water Backflow Preventer
MP ----- Mile Marker Post	S <sub>6</sub> ----- Sewer Service
SP ----- Steel Post	CS <sub>6</sub> ----- Sanitary Sewer Clean Out
⊕ ----- Ballard	SC <sub>6</sub> ----- Storm Sewer Clean Out
⊕ ----- Sign	HY ----- Fire Hydrant
MB ----- Mail Box	IRW ----- Irrigation Well
IP ----- Flag Pole	MW ----- Monitoring Well
RRS ----- Railroad Signal Pole	PZ ----- Piezometer
⊕ ----- Property Line	OU ----- Overhead Utility Lines

SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	CHECKED BY: JDW	
DRAWN: DMM (DATE: 1/22)		
P.CHEF: PB	FIELD BOOK: 15-2021/56	
DATA FILE: McClure 985-Bndy-PB.txt		
<b>REVISIONS</b>		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel	JDW

**Boundary Survey**  
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 LOCATED IN  
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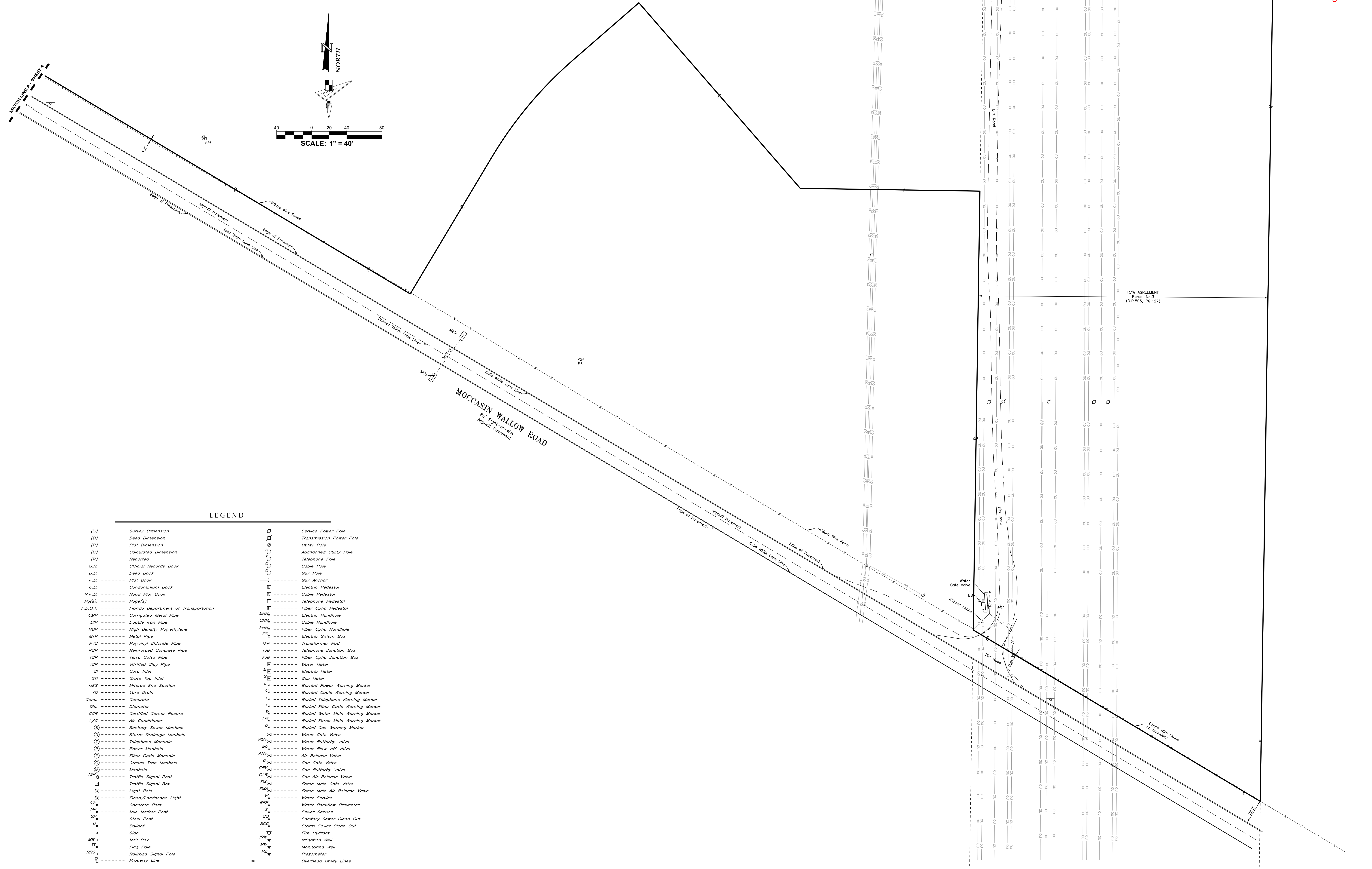
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**SHEET NUMBER: 04 of 10**





LEGEND

- |   |  |
|---|--|
| (S) ----- Survey Dimension                          | ⊗ ----- Service Power Pole                             |
| (D) ----- Deed Dimension                            | ⊠ ----- Transmission Power Pole                        |
| (P) ----- Plot Dimension                            | ⊙ ----- Utility Pole                                   |
| (C) ----- Calculated Dimension                      | ⊕ ----- Abandoned Utility Pole                         |
| (R) ----- Reported                                  | ⊗ ----- Telephone Pole                                 |
| O.R. ----- Official Records Book                    | ⊗ ----- Cable Pole                                     |
| D.B. ----- Deed Book                                | ⊗ ----- Guy Pole                                       |
| P.B. ----- Plat Book                                | ⊗ ----- Guy Anchor                                     |
| C.B. ----- Condominium Book                         | ⊗ ----- Electric Pedestal                              |
| R.P.B. ----- Road Plat Book                         | ⊗ ----- Cable Pedestal                                 |
| Pg(s) ----- Page(s)                                 | ⊗ ----- Telephone Pedestal                             |
| F.D.O.T. ----- Florida Department of Transportation | ⊗ ----- Fiber Optic Pedestal                           |
| CMP ----- Corrugated Metal Pipe                     | EHP ----- Electric Handhole                            |
| DIP ----- Ductile Iron Pipe                         | CHP ----- Cable Handhole                               |
| HDP ----- High Density Polyethylene                 | FHP ----- Fiber Optic Handhole                         |
| MTP ----- Metal Pipe                                | ESP ----- Electric Switch Box                          |
| PVC ----- Polyvinyl Chloride Pipe                   | TFP ----- Transformer Pad                              |
| RCP ----- Reinforced Concrete Pipe                  | TJB ----- Telephone Junction Box                       |
| TCP ----- Terra Cotta Pipe                          | FJB ----- Fiber Optic Junction Box                     |
| VCP ----- Vitrified Clay Pipe                       | WM ----- Water Meter                                   |
| CI ----- Curb Inlet                                 | EM ----- Electric Meter                                |
| GTI ----- Gate Top Inlet                            | GM ----- Gas Meter                                     |
| MES ----- Mitered End Section                       | E <sub>w</sub> ----- Buried Power Warning Marker       |
| YD ----- Yard Drain                                 | C <sub>w</sub> ----- Buried Cable Warning Marker       |
| Conc. ----- Concrete                                | T <sub>w</sub> ----- Buried Telephone Warning Marker   |
| Dia. ----- Diameter                                 | F <sub>w</sub> ----- Buried Fiber Optic Warning Marker |
| CCR ----- Certified Corner Record                   | W <sub>w</sub> ----- Buried Water Main Warning Marker  |
| A/C ----- Air Conditioner                           | FM <sub>w</sub> ----- Buried Force Main Warning Marker |
| SM ----- Sanitary Sewer Manhole                     | GA <sub>w</sub> ----- Buried Gas Warning Marker        |
| SDM ----- Storm Drainage Manhole                    | W <sub>v</sub> ----- Water Gate Valve                  |
| TM ----- Telephone Manhole                          | WBV <sub>w</sub> ----- Water Butterfly Valve           |
| PM ----- Power Manhole                              | BOV <sub>w</sub> ----- Water Blow-off Valve            |
| FOM ----- Fiber Optic Manhole                       | ARV <sub>w</sub> ----- Air Release Valve               |
| GT ----- Grease Trap Manhole                        | GV <sub>w</sub> ----- Gas Gate Valve                   |
| M ----- Manhole                                     | GBV <sub>w</sub> ----- Gas Butterfly Valve             |
| TSP ----- Traffic Signal Post                       | GMV <sub>w</sub> ----- Gas Air Release Valve           |
| TSB ----- Traffic Signal Box                        | FMV <sub>w</sub> ----- Force Main Gate Valve           |
| LP ----- Light Pole                                 | FMAV <sub>w</sub> ----- Force Main Air Release Valve   |
| FL/L ----- Flood/Landscape Light                    | W <sub>s</sub> ----- Water Service                     |
| CP ----- Concrete Post                              | BFP <sub>w</sub> ----- Water Backflow Preventer        |
| MP ----- Mile Marker Post                           | S <sub>w</sub> ----- Sewer Service                     |
| SP ----- Steel Post                                 | CCO <sub>w</sub> ----- Sanitary Sewer Clean Out        |
| B ----- Ballard                                     | SCO <sub>w</sub> ----- Storm Sewer Clean Out           |
| MB ----- Mail Box                                   | IRH <sub>w</sub> ----- Fire Hydrant                    |
| FP ----- Flag Pole                                  | MW <sub>w</sub> ----- Monitoring Well                  |
| RRS ----- Railroad Signal Pole                      | PZ <sub>w</sub> ----- Piezometer                       |
| PL ----- Property Line                              | OU ----- Overhead Utility Lines                        |

SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	CHECKED BY: JDW	
DRAWN: DMM (DATE: 1/22)	FIELD BOOK: 15-2021/56	
P.CHIEF: PB	DATA FILE: McClure 985-Bndy-PB.txt	
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
REVISIONS		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance in the Remnant Parcel and Main Parcel	JDW

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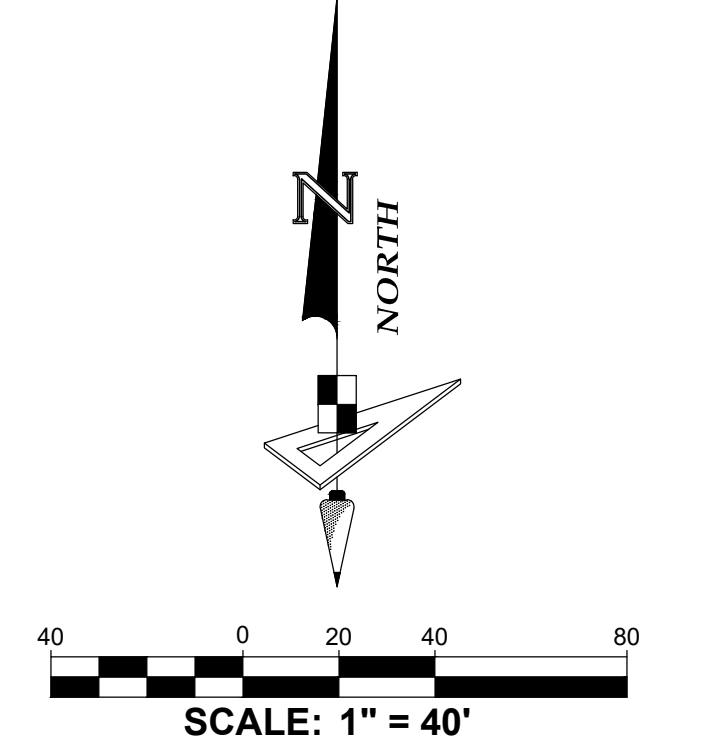
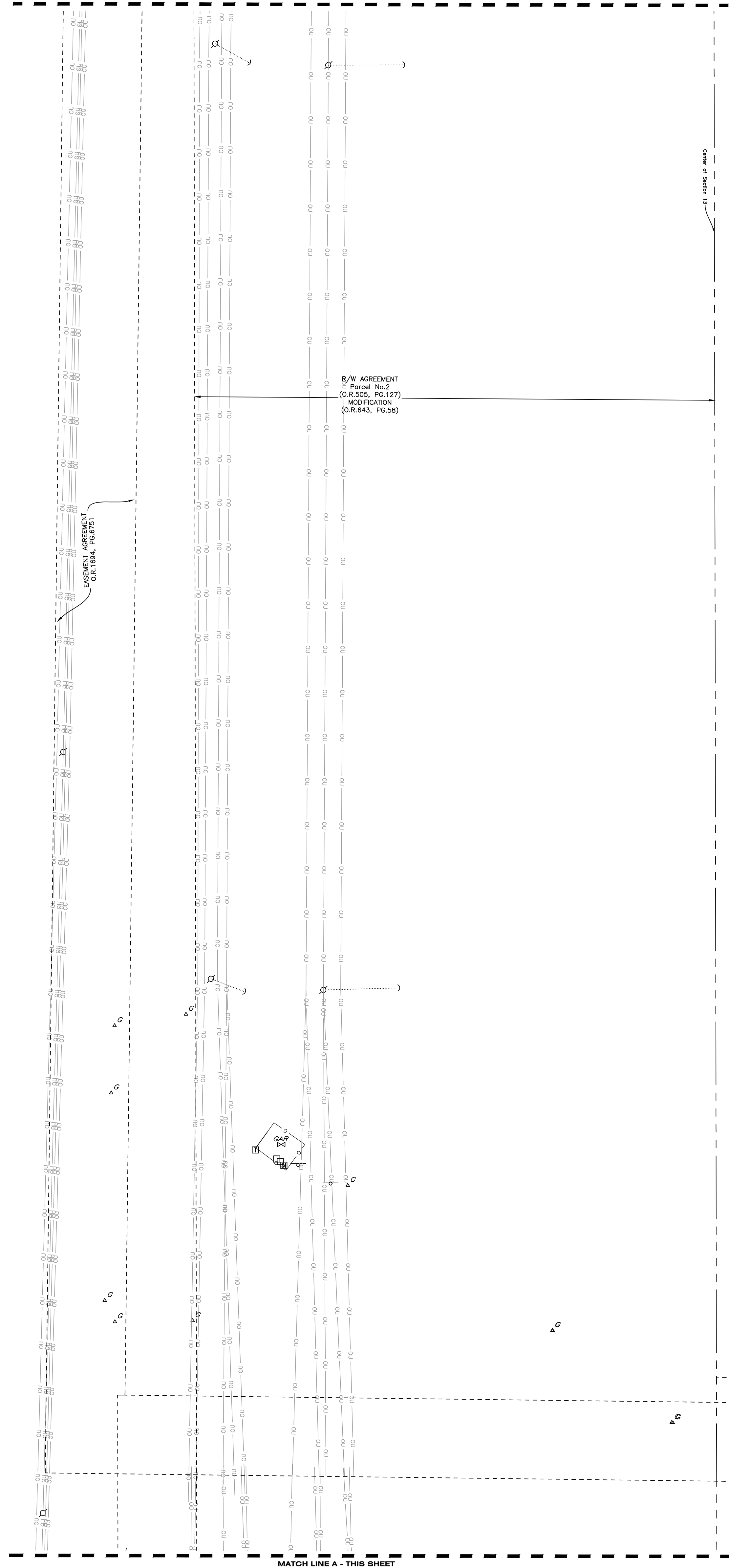
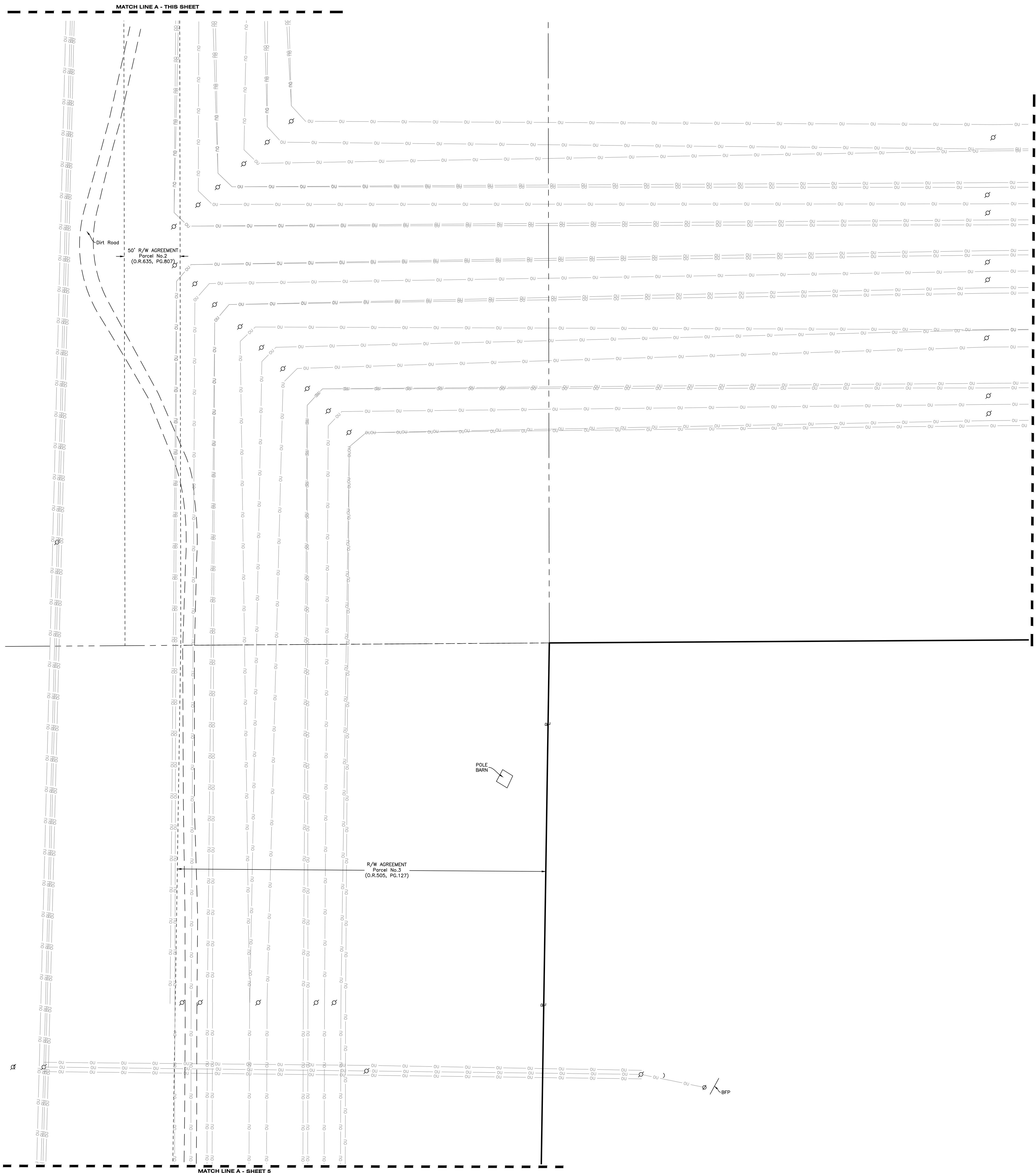
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SHEET NUMBER: 05 of 10





**LEGEND**

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Plot Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- O.B. ----- Official Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s). ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- CMP ----- Corrugated Metal Pipe
- DIP ----- Ductile Iron Pipe
- HDP ----- High Density Polyethylene
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- GI ----- Grate Top Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCR ----- Certified Corner Record
- A/C ----- Air Conditioner
- ⊙ ----- Sanitary Sewer Manhole
- ⊙ ----- Storm Drainage Manhole
- ⊙ ----- Telephone Manhole
- ⊙ ----- Power Manhole
- ⊙ ----- Fiber Optic Manhole
- ⊙ ----- Grease Trap Manhole
- ⊙ ----- Manhole
- TSP ----- Traffic Signal Post
- ⊠ ----- Traffic Signal Box
- ⊠ ----- Light Pole
- ⊠ ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- B ----- Ballard
- S ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RSP ----- Railroad Signal Pole
- SP ----- Service Power Pole
- TP ----- Transmission Power Pole
- U ----- Utility Pole
- UA ----- Abandoned Utility Pole
- TP ----- Telephone Pole
- CP ----- Cable Pole
- GP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FP ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- PH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TFP ----- Transformer Pod
- TJP ----- Telephone Junction Box
- FJB ----- Fiber Optic Junction Box
- WM ----- Water Meter
- GM ----- Gas Meter
- EP ----- Buried Power Warning Marker
- CP ----- Buried Cable Warning Marker
- TP ----- Buried Telephone Warning Marker
- FP ----- Buried Fiber Optic Warning Marker
- WM ----- Buried Water Main Warning Marker
- FM ----- Buried Force Main Warning Marker
- CP ----- Buried Gas Warning Marker
- WV ----- Water Gate Valve
- WBV ----- Water Butterfly Valve
- BCV ----- Water Blow-off Valve
- ARV ----- Air Release Valve
- GV ----- Gas Gate Valve
- GBV ----- Gas Butterfly Valve
- GARV ----- Gas Air Release Valve
- FMV ----- Force Main Gate Valve
- FMAV ----- Force Main Air Release Valve
- WS ----- Water Service
- BS ----- Water Backflow Preventer
- CS ----- Sewer Service
- SCC ----- Sanitary Sewer Clean Out
- SSC ----- Storm Sewer Clean Out
- HY ----- Fire Hydrant
- IPW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- PL ----- Property Line

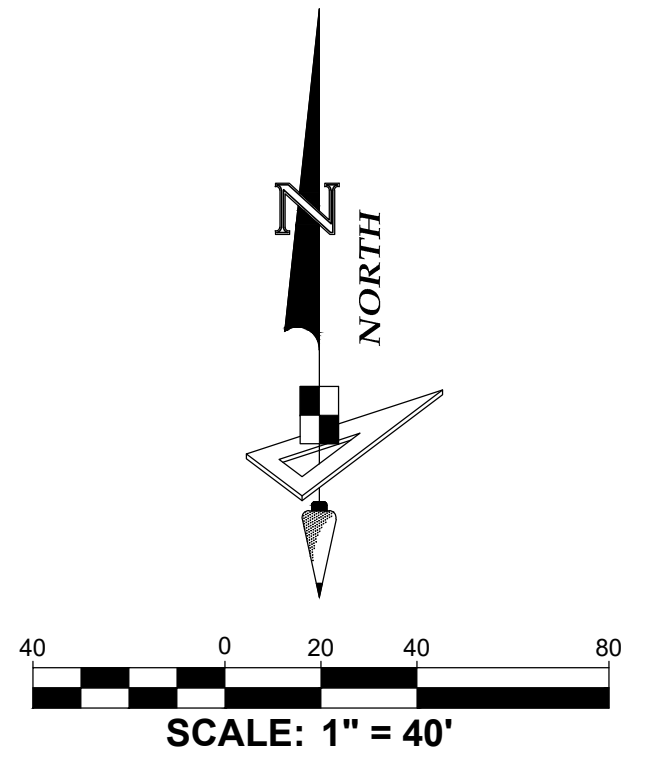
SHEET 1: Description, Surveyor's Notes, Certification & Signature  
 SHEET 2: Boundary Survey Map & Dimensions  
 SHEET 3-10: Detail (See Sheet Key Map for location)

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DATA FILE: McClure 985-Bndy-PB.txt	
<b>REVISIONS</b>	
NO. DATE DESCRIPTION	DRAWN BY
01/22/22 Corrected POC distances in the Remnant Parcel and Main Parcel	JDW

**Boundary Survey**  
 PREPARED FOR  
 Eisenhower Property Group  
 LOCATED IN  
 Section 12.13 & 24 Township 33 S., Range 18 E.  
 Manatee County, Florida

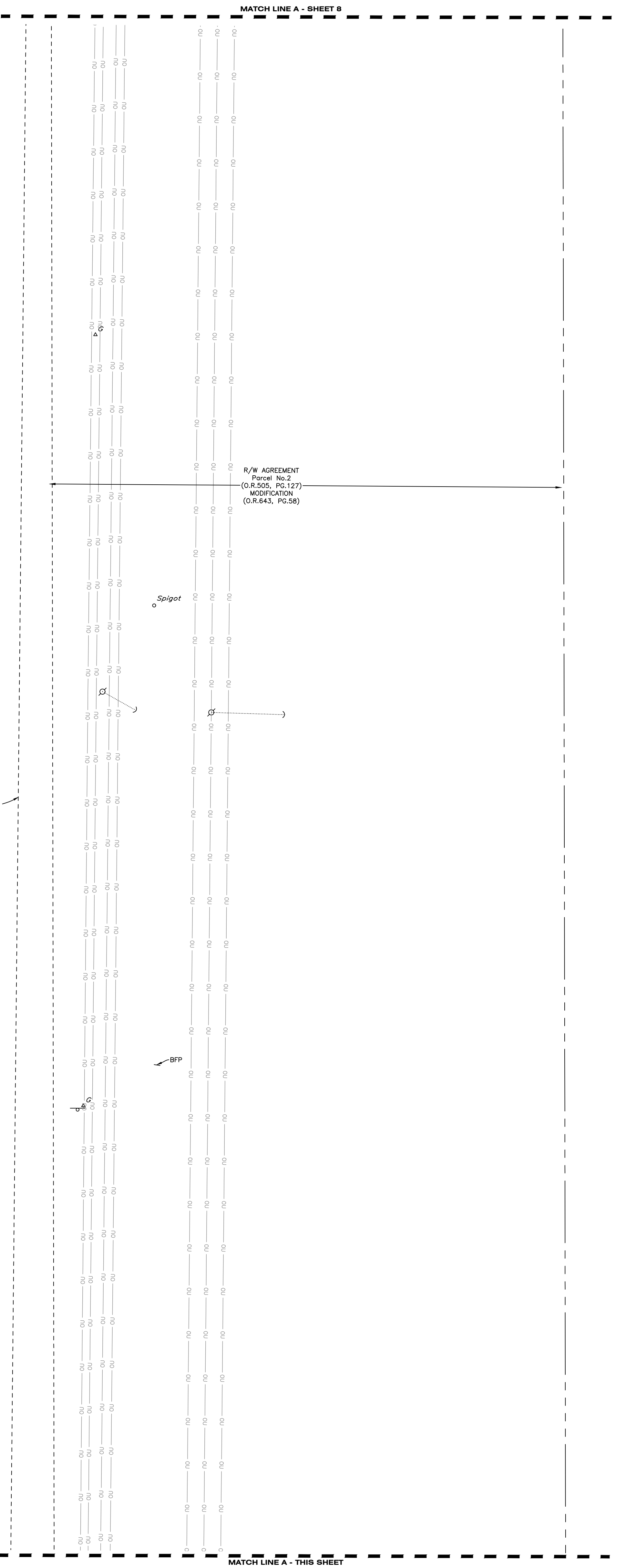
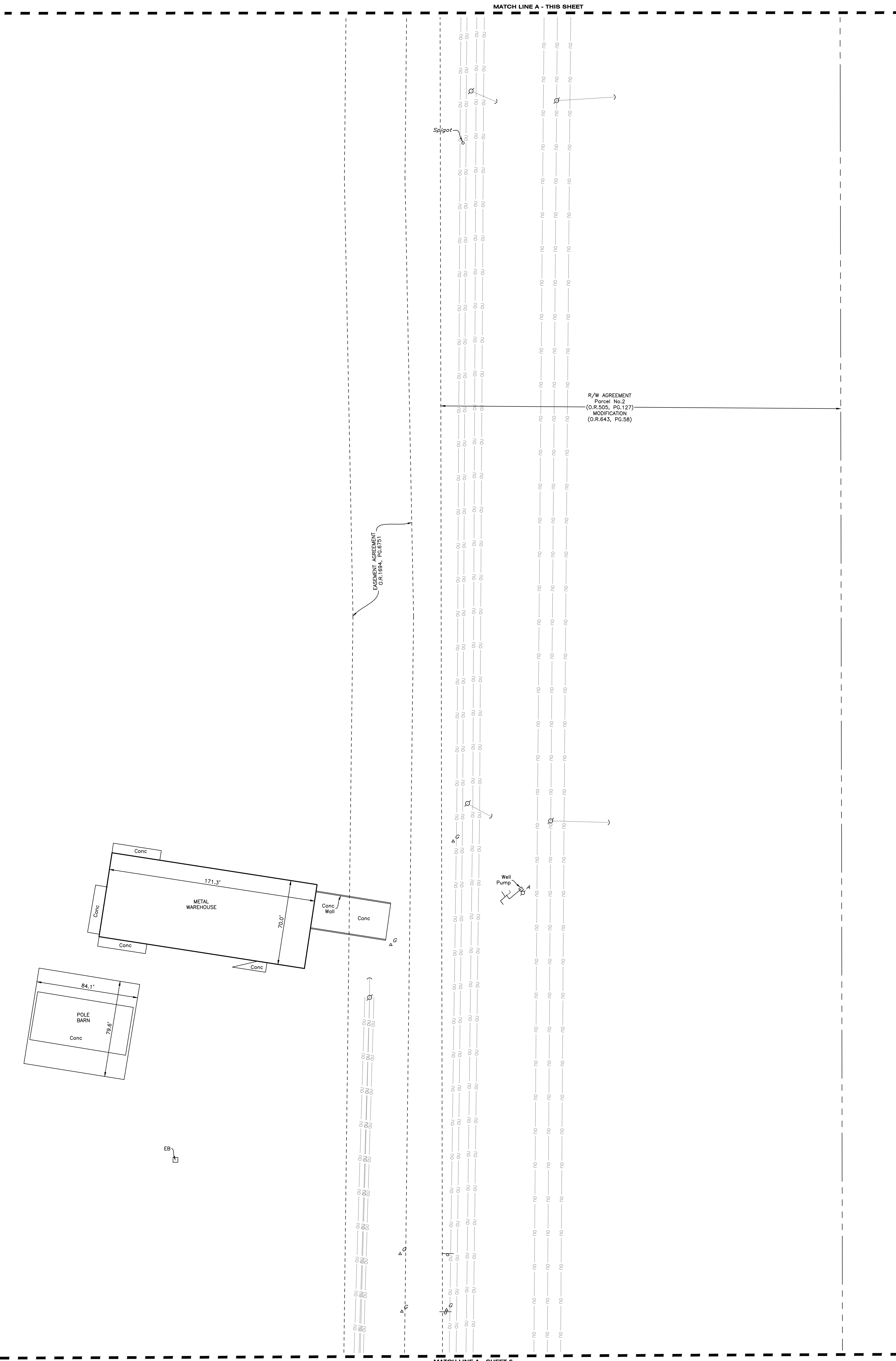
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 Licensed Business No. 18 7748  
**SHEET NUMBER: 06 of 10**





LEGEND

- (S) ----- Survey Dimension
- (D) ----- Dead Dimension
- (P) ----- Plat Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s) ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- CMP ----- Corrugated Metal Pipe
- DIP ----- Ductile Iron Pipe
- HDP ----- High Density Polyethylene
- MTP ----- Metal Pipe
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- TCP ----- Terra Cotta Pipe
- VCP ----- Vitrified Clay Pipe
- CI ----- Curb Inlet
- GI ----- Grate Top Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCR ----- Certified Corner Record
- A/C ----- Air Conditioner
- ⊕ ----- Sanitary Sewer Manhole
- ⊗ ----- Storm Drainage Manhole
- ⊙ ----- Power Manhole
- ⊖ ----- Fiber Optic Manhole
- ⊘ ----- Grease Trap Manhole
- ⊚ ----- Manhole
- TSP ----- Traffic Signal Post
- TSB ----- Traffic Signal Box
- XL ----- Light Pole
- FL ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Metal Post
- SP ----- Steel Post
- B ----- Bolard
- S ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RRS ----- Railroad Signal Pole
- SP ----- Service Power Pole
- TP ----- Transmission Power Pole
- U ----- Utility Pole
- AP ----- Abandoned Utility Pole
- TP ----- Telephone Pole
- CP ----- Cable Pole
- GP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FP ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- PH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TFP ----- Transformer Pad
- TJB ----- Telephone Junction Box
- FJB ----- Fiber Optic Junction Box
- WM ----- Water Meter
- EM ----- Electric Meter
- GM ----- Gas Meter
- EA ----- Buried Power Warning Marker
- CA ----- Buried Cable Warning Marker
- TA ----- Buried Telephone Warning Marker
- FA ----- Buried Fiber Optic Warning Marker
- WA ----- Buried Water Main Warning Marker
- MA ----- Buried Force Main Warning Marker
- GA ----- Buried Gas Warning Marker
- WGV ----- Water Gate Valve
- WBV ----- Water Butterfly Valve
- BOV ----- Water Blow-off Valve
- ARV ----- Air Release Valve
- GBV ----- Gas Butterfly Valve
- GMV ----- Gas Air Release Valve
- FMV ----- Force Main Gate Valve
- FMAV ----- Force Main Air Release Valve
- WS ----- Water Service
- BFP ----- Water Backflow Preventer
- SS ----- Sewer Service
- CS ----- Sanitary Sewer Clean Out
- SCO ----- Storm Sewer Clean Out
- IRW ----- Fire Hydrant
- IW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
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REVISIONS		
DATE	DESCRIPTION	DRAWN BY
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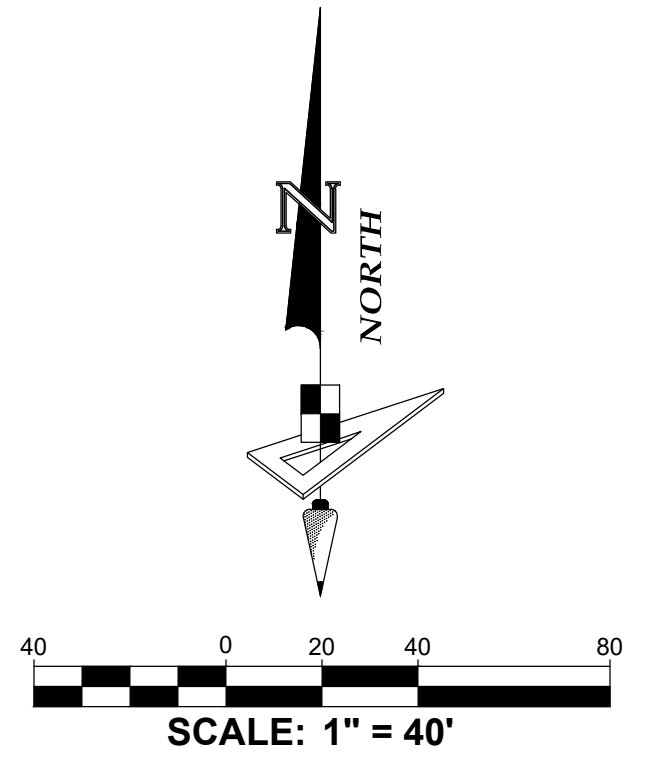
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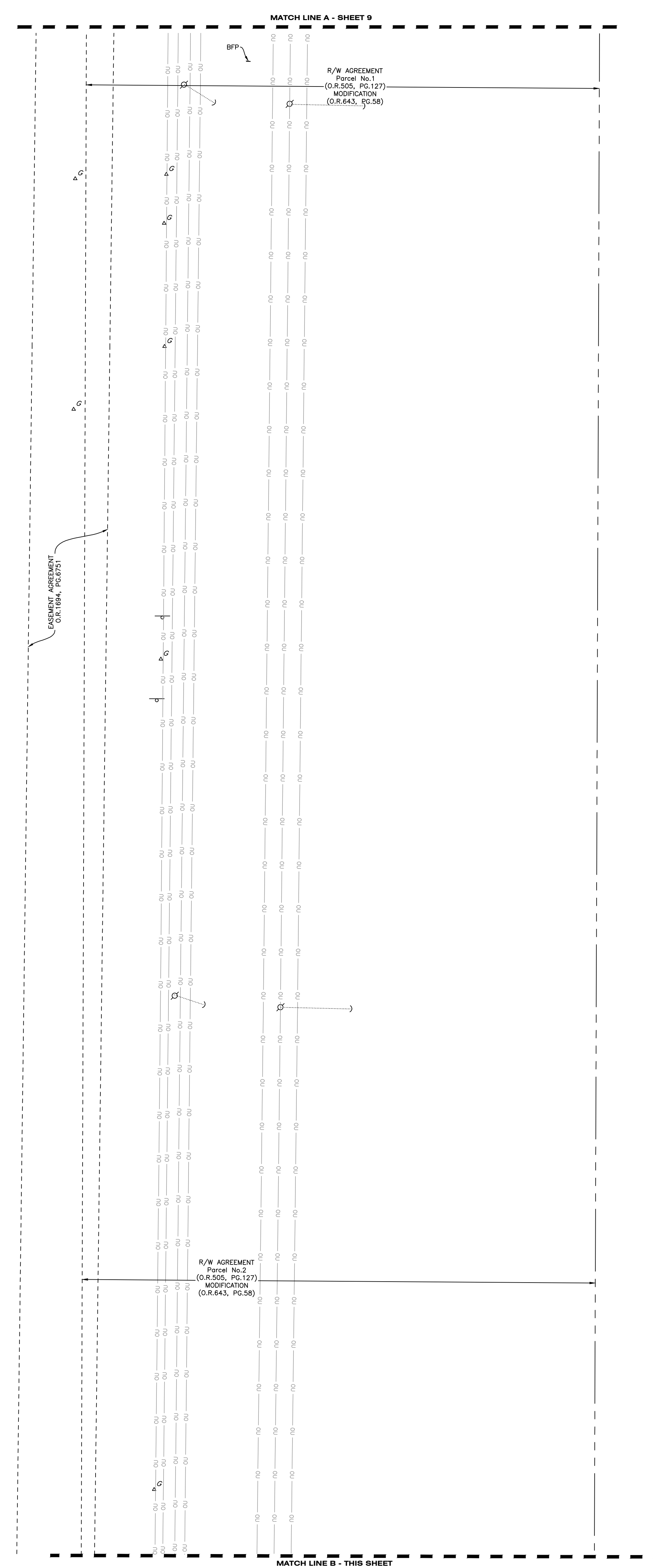
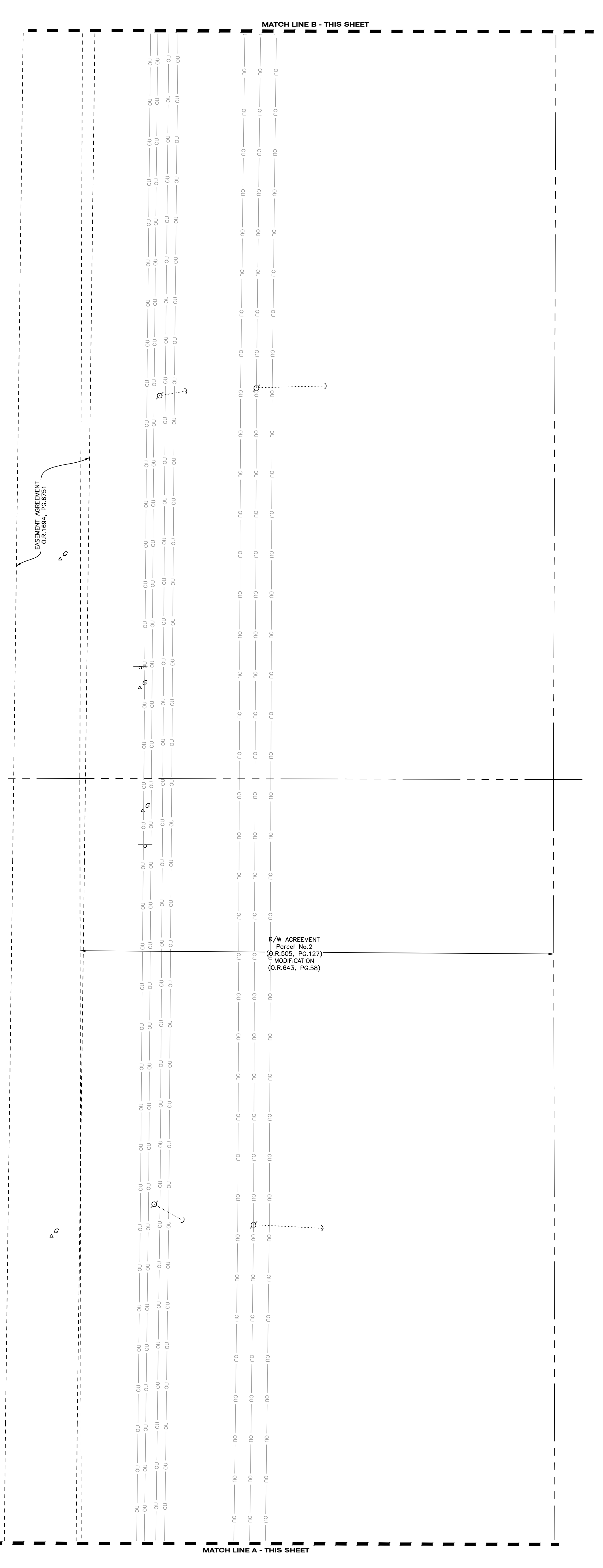
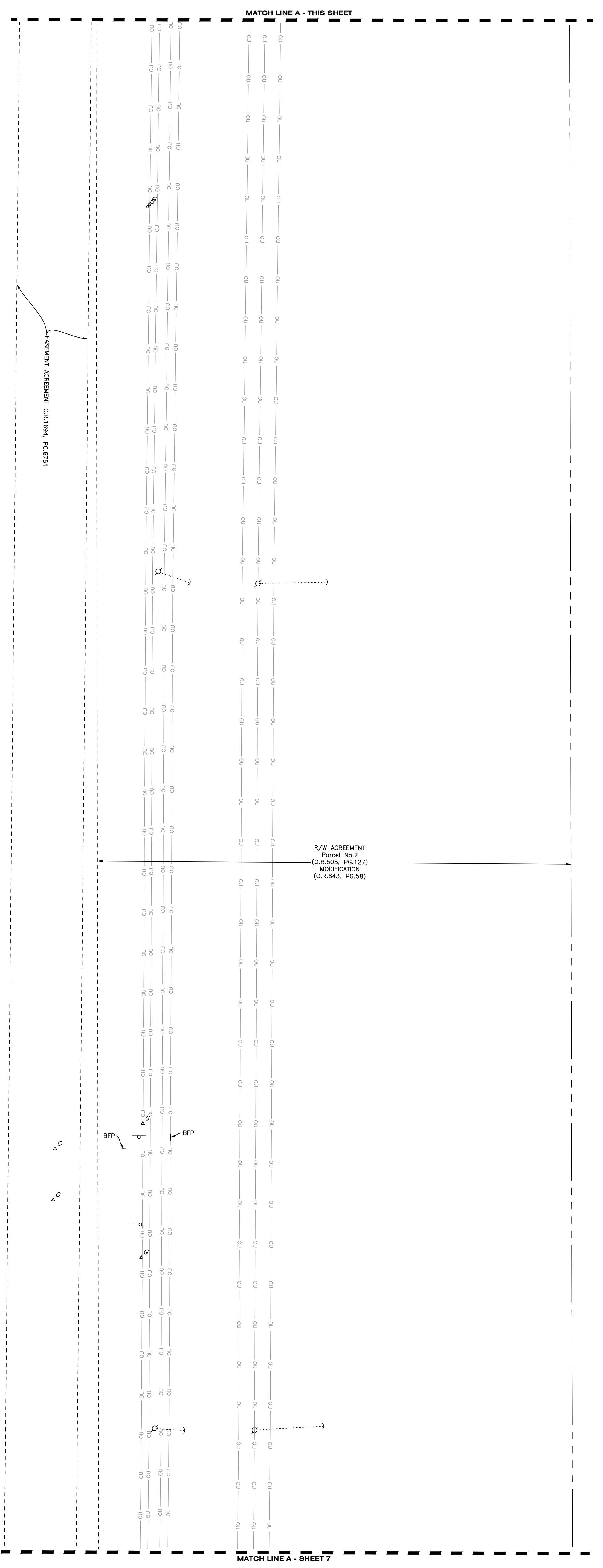
SHEET NUMBER: 07 of 10





LEGEND

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Plat Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- D.B. ----- Deed Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s). ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- CMP ----- Corrugated Metal Pipe
- DIP ----- Ductile Iron Pipe
- HDP ----- High Density Polyethylene
- MTP ----- Metal Pipe
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- TEP ----- Terra Cotta Pipe
- WCP ----- Vitreous Clay Pipe
- CI ----- Curb Inlet
- GI ----- Grate Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCH ----- Certified Corner Record
- AC ----- Air Conditioner
- SM ----- Sanitary Sewer Manhole
- SD ----- Storm Drainage Manhole
- PM ----- Power Manhole
- FO ----- Fiber Optic Manhole
- GT ----- Grease Trap Manhole
- Manhole ----- Manhole
- TRP ----- Traffic Signal Post
- TSB ----- Traffic Signal Box
- LP ----- Light Pole
- FL ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- Ballard ----- Ballard
- Sign ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RSP ----- Railroad Signal Pole
- SPW ----- Service Power Pole
- TPW ----- Transmission Power Pole
- UP ----- Utility Pole
- AUP ----- Abandoned Utility Pole
- TP ----- Telephone Pole
- CP ----- Cable Pole
- OP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FO ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- FOH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TFP ----- Transformer Pad
- TJB ----- Telephone Junction Box
- FOJB ----- Fiber Optic Junction Box
- WM ----- Water Meter
- EM ----- Electric Meter
- GM ----- Gas Meter
- FW ----- Buried Power Warning Marker
- CB ----- Buried Cable Warning Marker
- FB ----- Buried Fiber Optic Warning Marker
- WM ----- Buried Water Main Warning Marker
- FM ----- Buried Force Main Warning Marker
- GM ----- Buried Gas Warning Marker
- WGV ----- Water Gate Valve
- WBV ----- Water Butterfly Valve
- WBOV ----- Water Blow-off Valve
- ARV ----- Air Release Valve
- GV ----- Gas Valve
- GBV ----- Gas Butterfly Valve
- GARV ----- Gas Air Release Valve
- FMGV ----- Force Main Gate Valve
- FMARV ----- Force Main Air Release Valve
- WS ----- Water Service
- WBSP ----- Water Backflow Preventer
- SS ----- Sewer Service
- CS ----- Sanitary Sewer Clean Out
- SCCO ----- Storm Sewer Clean Out
- FI ----- Fire Hydrant
- IWW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- PL ----- Property Line



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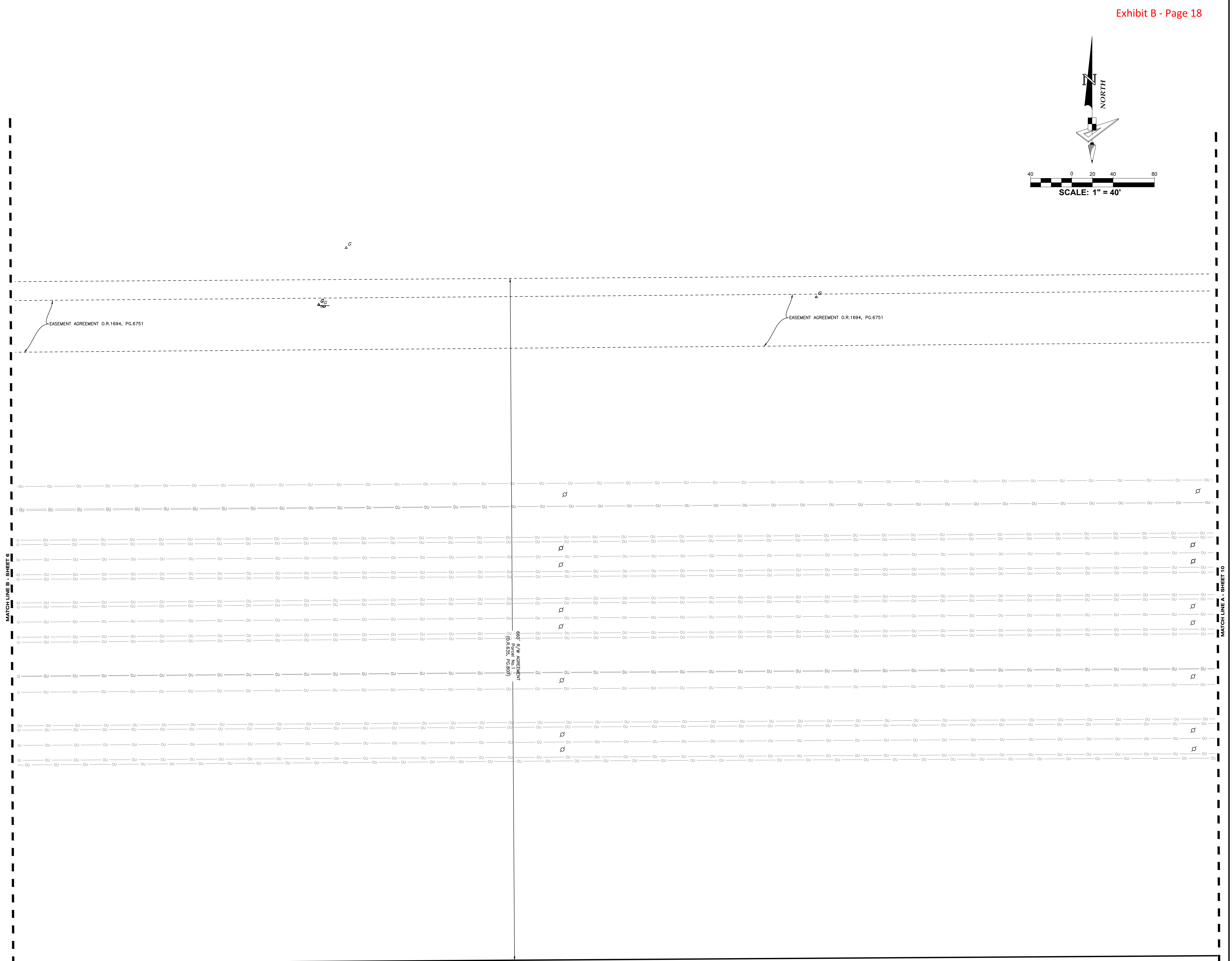
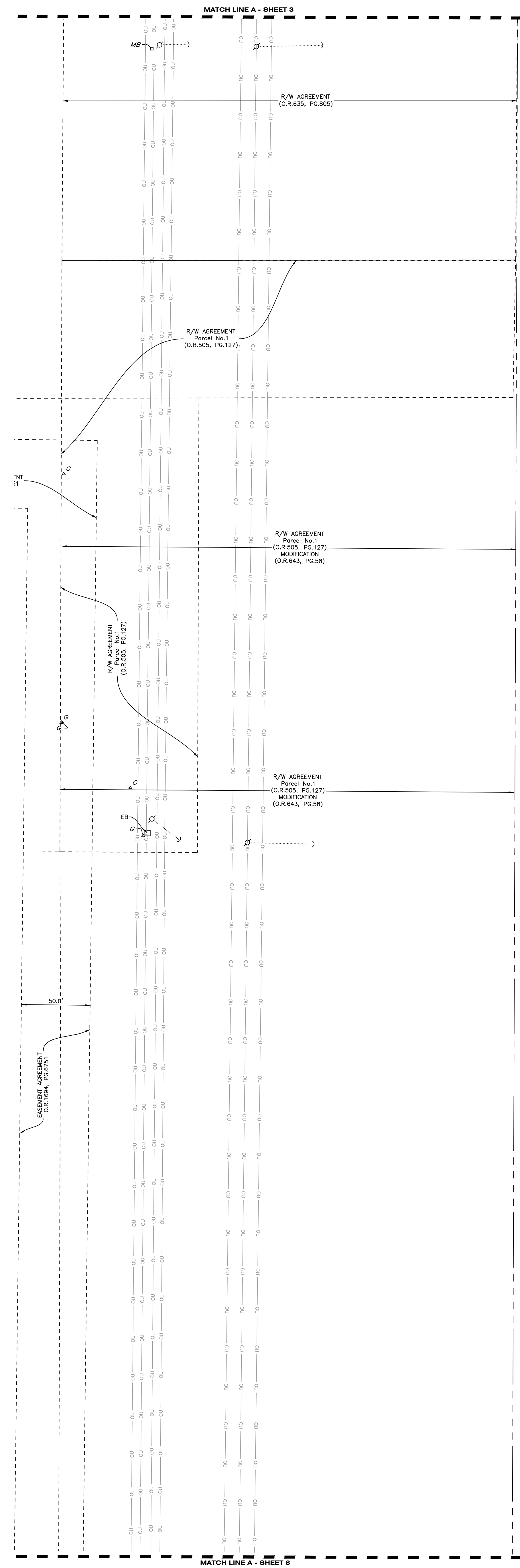
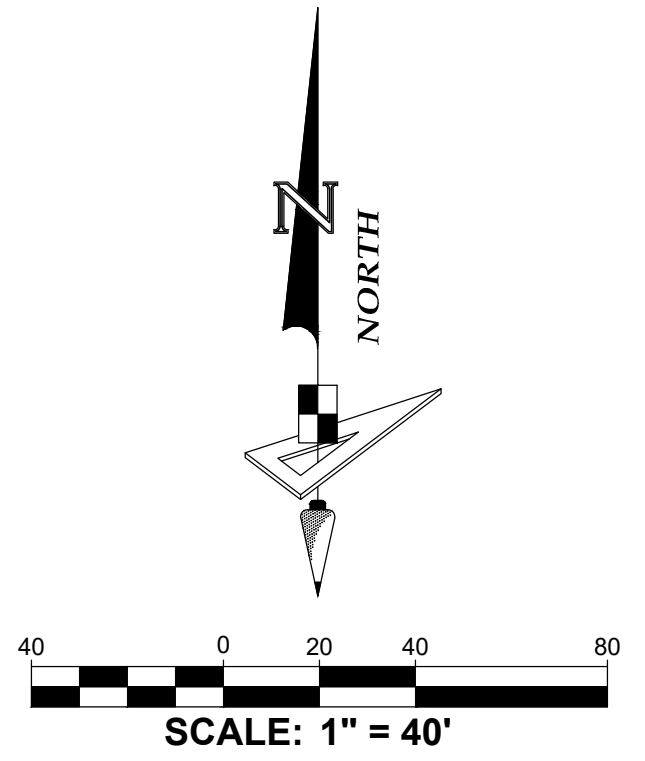
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 Fax: (813) 248-2266  
 Licensed Business No. 18 7768

SHEET NUMBER: 08 of 10





**LEGEND**

(S) --- Survey Dimension	YD --- Yard Drain	ST --- Service Power Pole	FA --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc. --- Concrete	TR --- Transmission Power Pole	FB --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	dia. --- Diameter	LD --- Lobby Pole	BM --- Buried Meter Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	AJ --- Abandoned Utility Pole	FM --- Buried Force Mkn Warning Marker
(R) --- Reported	A/C --- Air Conditioner	TD --- Telephone Pole	FG --- Buried Gas Warning Marker
O.R. --- Official Records Book	SM --- Sanitary Sewer Manhole	CP --- Cable Pole	WG --- Water Gate Valve
D.B. --- Dead Book	SDM --- Storm Drainage Manhole	GP --- Gas Pole	WB --- Water Butterfly Valve
P.B. --- Plot Book	TM --- Telephone Manhole	GA --- Gas Anchor	WBOV --- Water Blow-off Valve
C.B. --- Condominium Book	FMH --- Fiber Manhole	EP --- Electric Pedestal	ARV --- Air Release Valve
R.P.B. --- Roof Plot Book	FP --- Fiber Pedestal	CP --- Cable Pedestal	GV --- Gas Gate Valve
PG(S) --- Page(S)	OT --- Grease Trap Manhole	TP --- Telephone Pedestal	GBV --- Gas Butterfly Valve
F.D.O. --- Florida Department of Transportation	M --- Manhole	FP --- Fiber Optic Pedestal	GA --- Gas Air Release Valve
CM --- Corrugated Metal Pipe	TS --- Traffic Signal Post	EH --- Electric Handhole	FMV --- Force Main Gate Valve
DI --- Ductile Iron Pipe	IS --- Traffic Signal Box	CHP --- Cable Handhole	FMARV --- Force Main Air Release Valve
HDP --- High Density Polyethylene	LI --- Light Pole	PHH --- Fiber Optic Handhole	WS --- Water Service
MP --- Metal Pipe	FL --- Flood/Landscape Light	ESB --- Electric Switch Box	WRP --- Water Backflow Preventer
PCP --- Polyvinyl Chloride Pipe	IP --- Iron Pipe	TRP --- Transformer Pad	SS --- Sewer Service
RCR --- Reinforced Concrete Pipe	MM --- Mile Marker Post	TSB --- Telephone Junction Box	SCS --- Sanitary Sewer Clean Out
TCR --- Terry Cutter Pipe	SP --- Steel Post	FJB --- Fiber Optic Junction Box	SSCO --- Storm Sewer Clean Out
VCR --- Vitrified Clay Pipe	B --- Bollard	M --- Meter	FP --- Fire Hydrant
C --- Curb Inlet	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
GT --- Grate Top Inlet	MB --- Mail Box	GM --- Gas Meter	MW --- Monitoring Well
MEB --- Meter End Section	TP --- Flag Pole	FBW --- Buried Fiber Warning Marker	FL --- Flexometer
PL --- Property Line	RRSP --- Railroad Signal Pole	CBW --- Buried Cable Warning Marker	OU --- Overhead Utility Lines

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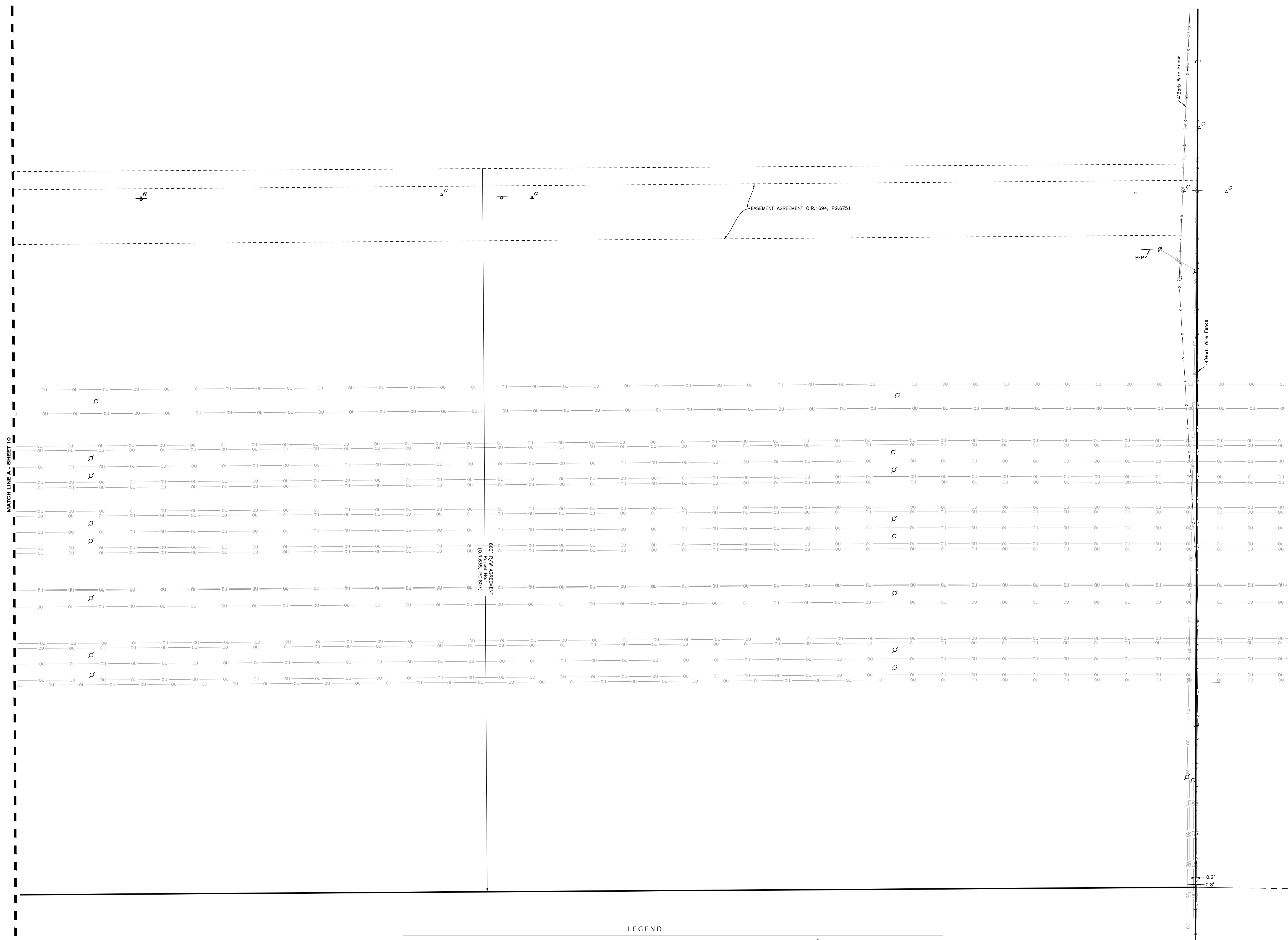
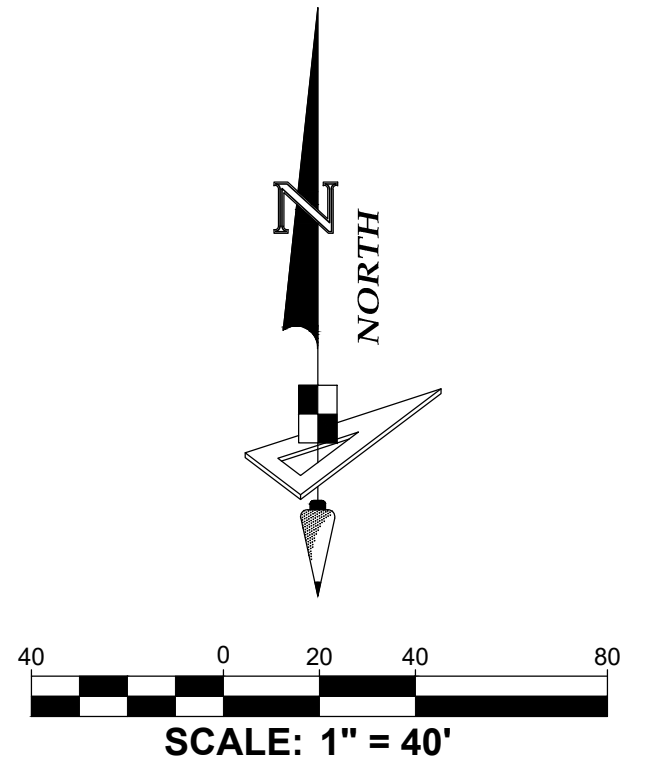
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**SHEET NUMBER: 09 of 10**



LEGEND

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(D) --- Dead Dimension	Conc --- Concrete	XP --- Transmission Power Pole	FB --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	Dis --- Diameter	LP --- Lobby Pole	FM --- Buried Meter Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	AU --- Abandoned Utility Pole	FM --- Buried Force Mkn Warning Marker
(R) --- Reported	AVC --- Air Conditioner	TP --- Telephone Pole	FG --- Buried Gas Warning Marker
D.R. --- Official Records Book	SM --- Sanitary Sewer Manhole	CP --- Cable Pole	WGV --- Water Gate Valve
D.B. --- Dead Book	SD --- Storm Drainage Manhole	GP --- Gas Pole	WBV --- Water Butterfly Valve
P.B. --- Plot Book	TM --- Telephone Manhole	GA --- Gas Anchor	WBOV --- Water Blow-off Valve
C.B. --- Condominium Book	PM --- Power Manhole	EP --- Electric Pedestal	ARV --- Air Release Valve
R.P.B. --- Roof Plot Book	FO --- Fiber Optic Manhole	CP --- Cable Pedestal	GV --- Gas Gate Valve
PA(S) --- Page(S)	GT --- Grease Trap Manhole	TP --- Telephone Pedestal	GBV --- Gas Butterfly Valve
F.D.O.T. --- Florida Department of Transportation	M --- Manhole	FO --- Fiber Optic Pedestal	GARV --- Gas Air Release Valve
CMP --- Corrugated Metal Pipe	TS --- Traffic Signal Post	EPH --- Electric Handhole	FMV --- Force Main Gate Valve
DI --- Ductile Iron Pipe	IS --- Inlet	CHH --- Cable Handhole	FMV --- Force Main Air Release Valve
HDPE --- High Density Polyethylene	LI --- Light Pole	PHH --- Fiber Optic Handhole	MS --- Meter Service
MTP --- Metal Pipe	FL --- Flood/Landscape Light	ESB --- Electric Switch Box	WRP --- Water Backflow Preventer
PVC --- Polyvinyl Chloride Pipe	CP --- Concrete Post	TR --- Transformer Pad	SS --- Sewer Service
RCR --- Reinforced Concrete Pipe	MP --- Mile Marker Post	TJB --- Telephone Junction Box	SSC --- Sanitary Sewer Clean Out
TCR --- Terry Cloth Pipe	SP --- Steel Post	FJB --- Fiber Optic Junction Box	SSC --- Storm Sewer Clean Out
VCR --- Vitrified Clay Pipe	B --- Bollard	MM --- Meter	FW --- Fire Hydrant
CI --- Curb Inlet	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
GT --- Grate Top Inlet	MB --- Mail Box	GM --- Gas Meter	MW --- Monitoring Well
MS --- Metered End Section	TP --- Flag Pole	FBW --- Buried Power Warning Marker	FX --- Flexometer
PL --- Property Line	RSP --- Railroad Signal Pole	CBW --- Buried Cable Warning Marker	OU --- Overhead Utility Lines

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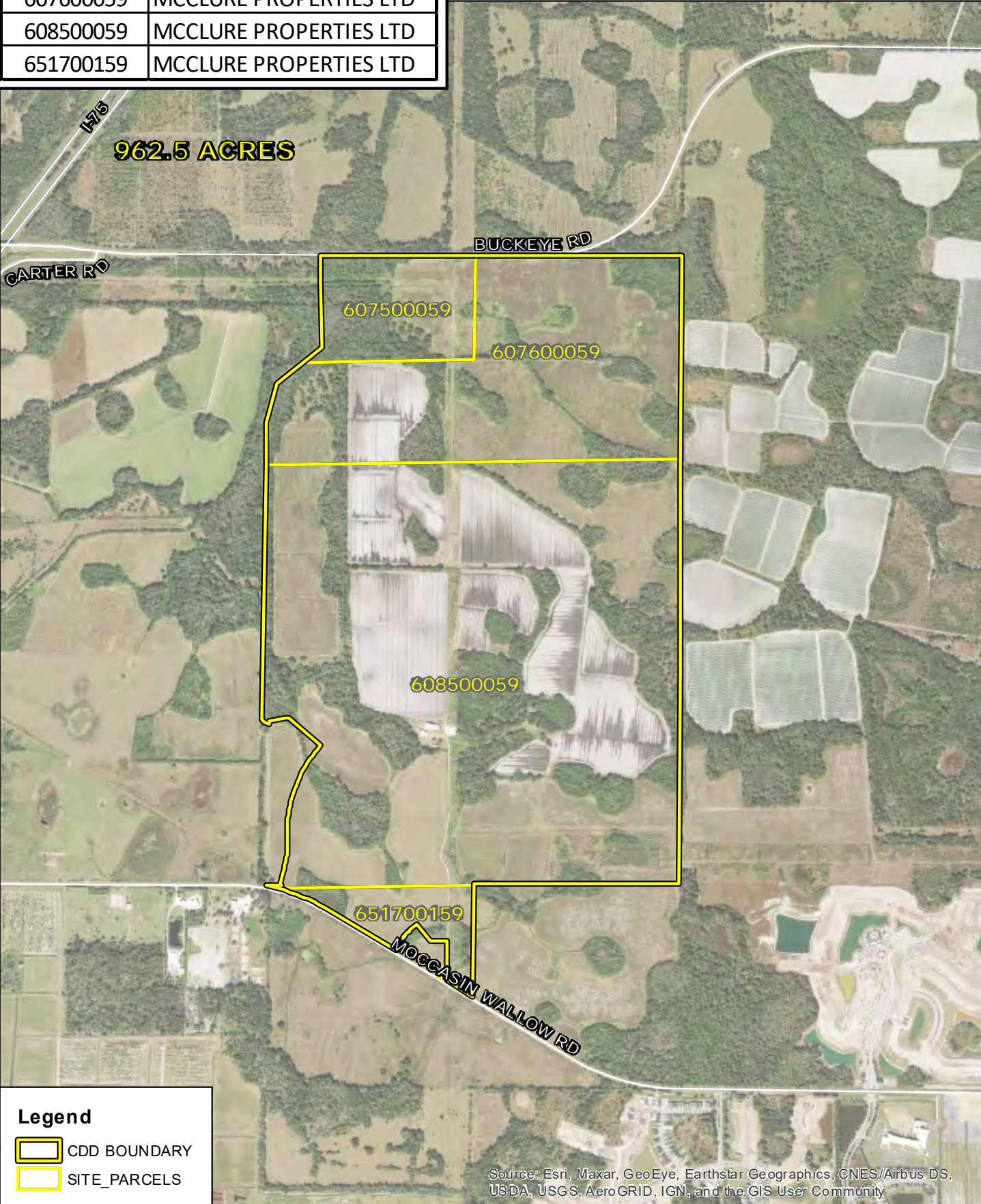


## **Appendix B    AERIAL MAP**



# SAWGRASS VILLAGE CDD AERIAL MAP

PARCEL ID	OWNER
607500059	MCCLURE PROPERTIES LTD
607600059	MCCLURE PROPERTIES LTD
608500059	MCCLURE PROPERTIES LTD
651700159	MCCLURE PROPERTIES LTD



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



## **Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**Sawgrass Village  
Community Development District  
Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>2022-2024 District Estimated Cost Phase 1</u>	<u>2025-2026 District Estimated Cost Phase 2</u>	<u>Total</u>
Stormwater Management	\$ 16,644,692	\$ 16,644,692	\$ 33,289,384
Utilities	\$ 14,016,582	\$ 14,016,582	\$ 28,033,164
Roads (Includes ROW Landscape/Hai	\$ 13,140,546	\$ 13,140,546	\$ 26,281,092
Amenity, Parks & Recreation	\$ 3,293,370	\$ 3,293,370	\$ 6,586,740
Off-Site Improvements	\$ 2,470,027	\$ 2,470,027	\$ 4,940,054
Professional Fees, Permitting & Conti	\$ 7,434,783	\$ 7,434,783	\$ 14,869,566
<b>TOTAL</b>	<b>\$ 57,000,000</b>	<b>\$ 57,000,000</b>	<b>\$ 114,000,000</b>





SAWGRASS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT

MASTER ASSESSMENT  
METHODOLOGY REPORT

Report Date:

February 15, 2023

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## I. INTRODUCTION

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Sawgrass Village Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure are generally described within Exhibit A of this Master Report and further described within the Engineer’s Report, dated January 17, 2023 (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Property within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Property within the District benefitting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Property relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Property within the District to be developed and improved under current allowable densities. The CIP includes water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation. The Engineers Report identified estimated cost to complete the CIP, inclusive of associated “soft costs” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Property could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable Property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such

supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

## II. DEFINED TERMS

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Engineer’s Report dated January 17, 2023.

“Developer” – EPG Moccasin Wallow Development, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District, Table 2.

“District” – Sawgrass Village Community Development District, encompasses 962.512 +/- acres, Manatee County Florida.

“Engineer Report” – Master Engineer’s Report, dated January 17, 2023.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

## III. DISTRICT OVERVIEW

The District area encompasses 962.512 +/- acres and is located entirely within Manatee County, Florida, between I-75 and US Highway 301, north of Moccasin Wallow Road, and south of Buckeye Road. The primary

developer of the Assessable Property is EPG Moccasin Wallow Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of approximately 1,780 residential units. The public improvements as described in the Engineer’s Report include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

#### IV. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

#### V. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such debt service reserves, capitalized interest, and issuance costs.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, capitalized interest, issuance costs, and collection cost as shown on Table 5. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

#### VI. ALLOCATION METHODOLOGY

The CIP benefits all Assessable Property within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare

dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 50' residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

## VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above.

Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

#### VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each phase which have development rights, but will be assigned to undevelopable properties to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a “first platted, first assigned basis” of assessments against product types per parcel, Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Tables 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

#### IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatted developable land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.



True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT			
INFRASTRUCTURE CIP COST SUMMARY			
DESCRIPTION	2022-2024 DISTRICT ESTIMATED COSTS PHASE I	2025-2026 DISTRICT ESTIMATED COSTS PHASE 2	TOTAL
Stormwater Management	\$16,644,692	\$16,644,692	\$33,289,384
Utilities	\$14,016,582	\$14,016,582	\$28,033,164
Roads (Includes ROW Landscape/Hardscapes)	\$13,140,546	\$13,140,546	\$26,281,092
Amenities, Parks & Recreation	\$3,293,370	\$3,293,370	\$6,586,740
Offsite Improvements	\$2,470,027	\$2,470,027	\$4,940,054
Professional Services, Permitting , & Contingency	\$7,434,783	\$7,434,783	\$14,869,566
<b>Total</b>	<b>\$57,000,000</b>	<b>\$57,000,000</b>	<b>\$114,000,000</b>

TABLE 2

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
PROJECT STATISTICS - EAU ASSIGNMENTS			
PRODUCT	LOT COUNT	PER UNIT	TOTAL EAUS
Single Family 40	500	0.80	400.00
Single Family 50	657	1.00	657.00
Single Family 60	492	1.20	590.40
Single Family 70	131	1.40	183.40
<b>TOTAL</b>	<b>1,780</b>		<b>1,830.80</b>

Notations:  
 (1) Product Type  
 (2) Equivalent Assessment Unit

TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS	
INFRASTRUCTURE CIP COSTS	\$114,000,000
EAUs	1830.80
TOTAL CIP COST/BENEFIT PER EAU	\$62,268
Notations:	
1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.	

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family 40	0.80	500	400.00	\$24,907,144	\$49,814
Single Family 50	1.00	657	657.00	\$40,909,985	\$62,268
Single Family 60	1.20	492	590.40	\$36,762,945	\$74,721
Single Family 70	1.40	131	183.40	\$11,419,926	\$87,175
		1,780	1,830.80	\$114,000,000	
Notations:					
1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.					

TABLE 5

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT		
FINANCING ASSUMPTIONS - SPECIAL ASSESSMENT BONDS		
Coupon Rate <sup>(1)</sup>		6.50%
Term (Years)		32
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$136,500,000</b>
Construction Fund		\$114,000,000
Capitalized Interest (Months) <sup>(2)</sup>	12	\$8,872,500
Debt Service Reserve Fund	100%	\$10,452,821
Cost of Issuance		\$3,174,679
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		\$10,452,821
Collection Costs and Discounts @	6.00%	\$667,201
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$11,120,022</b>
Notations:		
<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.		
<sup>(2)</sup> Based on maximum capitalized interest, 12 months.		

TABLE 6

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPA	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40	0.80	400.00	21.85%	500	\$29,823,028	\$2,283,771	\$59,646	\$4,568
Single Family 50	1.00	657.00	35.89%	657	\$48,984,324	\$3,751,094	\$74,558	\$5,709
Single Family 60	1.20	590.40	32.25%	492	\$44,018,790	\$3,370,846	\$89,469	\$6,851
Single Family 70	1.40	183.40	10.02%	131	\$13,673,858	\$1,047,109	\$104,381	\$7,993
<b>Totals</b>		<b>1,830.80</b>	<b>100.00%</b>	<b>1,780</b>	<b>\$136,500,000</b>	<b>\$10,452,821</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 12 month Maximum Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$136,500,000.00 payable in 30 annual installments. For the remaining unplatted lands, the annual principal installment is \$10,859.94 per acre and the maximum par debt is \$141,816.41 per acre.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT: \$136,500,000.00

ANNUAL ASSESSMENT: \$10,452,820.87 - (30 Installments)

TOTAL ASSESSABLE ACRES +/-: 962.51

TOTAL ASSESSMENT PER ASSESSABLE ACRE: \$141,816.41

ANNUAL ASSESSMENT PER ASSESSABLE ACRE: \$10,859.94 (30 Installments)

<u>Landowner Name, Legal Description &amp; Address</u>	<u>Unplatted Assessable Acres</u>	<u>PER PARCEL ASSESSMENTS</u>	
		<u>Total PAR Debt</u>	<u>Total Annual</u>
(1) EPG Moccasin Wallow Development, LLC 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609 See Exhibit B, Legal Description	962.51	\$136,500,000.00	\$10,452,820.87
Totals:	<u>962.51</u>	<u>\$136,500,000.00</u>	<u>\$10,452,820.87</u>

Notation:  
 Assessments shown are net of collection cost

## EXHIBIT B

### DESCRIPTION:

The South 1/2 of Section 12, all of Section 13, and the North 1/2 of Section 24, all Township 33 South, Range 18 East, Manatee County, Florida. LESS the portions thereof described in Deed Book 283, Page 175, Deed Book 283, Page 183 and O.R. Book 277, Page 164, Public Records of Manatee County, Florida. LESS the property described in Warranty Deed recorded in O.R. Book 2097, Page 5099, Public Records of Manatee County, Florida. LESS the property described in Special Warranty Deed recorded in Instrument Number 202141008338, Public Records of Manatee County, Florida, LESS that part of the Northeast 1/4 of Section 24, Township 33 South, Range 18 East, Manatee County, Florida, lying North of Moccasin Wallow Road.

Area = 988.680 Acres ±

### LESS: COMMERCIAL PARCEL 1

A parcel of land lying in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 24, run thence along the North boundary of said Section 24, S.89°37'53"W., a distance of 2618.07 feet to a point on the center line of said Section 24, also being a point on the East line of a Right-of-Way Agreement per Official Records Book 505, Page 127, of the Public Records of said Manatee County, Florida, thence along said East line S.00°52'32"W., a distance of 1420.51 feet to a point on the Northerly Right-of-Way line of Moccasin Wallow Road (80' Public Right-of-Way) thence along said Northerly Right-of-Way line N.59°09'58"W., a distance of 380.89 feet to the **POINT OF BEGINNING**; thence S.59°09'58"W., a distance of 746.96 feet; thence N.30°50'29"E., a distance of 182.07 feet; thence northeasterly, 143.47 feet along the arc of a tangent curve to the right having a radius of 453.00 feet and a central angle of 18°08'48" (chord bearing N.39°54'53"E., 142.87 feet); thence N.48°59'17"E., a distance of 100.00 feet; thence S.41°00'43"E., a distance of 280.15 feet; thence S.89°07'28"E., a distance of 204.68 feet to a point on the West line of said Right-of-Way Agreement, thence along said West line S.00°52'32"W., a distance of 500.00 feet to the **POINT OF BEGINNING**.

Area = 5.494 Acres ±

### ALSO LESS: COMMERCIAL PARCEL 2

A parcel of land lying in Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 13, run thence along the West boundary of said Section 13, N.00°53'29"E., a distance of 164.80 feet to the **POINT OF BEGINNING**; thence continue N.00°53'29"E., a distance of 1937.62 feet; thence S.56°32'08"E., a distance of 52.32 feet; thence S.68°22'20"E., a distance of 57.93 feet; thence N.05°08'28"E., a distance of 40.74 feet; thence N.79°08'56"E., a distance of 207.41 feet; thence N.83°19'02"E., a distance of 46.35 feet; thence S.47°41'13"E., a distance of 535.76 feet; thence southerly, 1247.98 feet along the arc of a curve to the left having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing S.20°06'25"W., 1216.97 feet); thence southerly, 479.08 feet along the arc of a reverse curve to the right having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing S.07°06'43"W., 477.02 feet); thence S.16°19'24"W., a distance of 155.52 feet to a point on the Northerly boundary of a parcel described in Deed Book 283, Page 17, of the Public Records of said Manatee County Florida, thence along said Northerly boundary N.59°00'00"W., a distance of 298.75 feet to the **POINT OF BEGINNING**.

Area = 20.714 Acres ±



## EXHIBIT B CONTINUED

### BEING ALSO DESCRIBED AS:

#### (Main Parcel)

A parcel of land lying in Sections 12, 13, and 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 13, (Certified Corner Report #112043), thence S.88°52'55"E., along the South boundary of said Section 13 for a distance of 91.61 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**; thence N.89°43'54"E., along said South boundary of Section 13, also being the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, a distance of 188.08 feet; thence leaving said South boundary N.59°00'00"W., a distance of 24.51 feet; thence N.16°19'24"E., a distance of 155.52 feet; thence northerly, 479.08 feet along the arc of a tangent curve to the left having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing N.07°06'43"E., 477.02 feet); thence Northerly, 1247.98 feet along the arc of a reverse curve to the right having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing N.20°06'25"E., 1216.97 feet); thence N.47°41'13"W., a distance of 535.76 feet; thence S.83°19'02"W., a distance of 46.35 feet; thence S.79°08'56"W., a distance of 207.41 feet; thence S.05°08'28"W., a distance of 40.74 feet; thence N.68°22'20"W., a distance of 57.93 feet; thence N.56°32'08"W., a distance of 52.32 feet to the West boundary of said Section 13, thence N.00°53'29"E., a distance of 3251.47 feet to the Northwest corner of said Section 13, also being the Southwest corner of Section 12, township 33 South, Range 18 East, thence N.00°35'41"E., along the West boundary of said Section 12, a distance of 525.43 feet; thence leaving said West boundary, N.15°39'30"E., a distance of 534.52 feet; thence N.51°56'37"E., a distance of 720.90 feet; thence N.00°50'37"W., a distance of 1170.31 feet to the North boundary of the South half (1/2) of said Section 12, thence along said North boundary N.89°51'48"E., a distance of 4600.49 feet to the East boundary of Southeast quarter (1/4) of said Section 12, thence S.00°27'50"W., along said East boundary a distance of 2677.33 feet to the Southeast corner of said Southeast quarter (1/4) of Section 12, also being the Northeast corner of the Northeast quarter (1/4) of said Section 13, thence S.00°06'44"W., along the East boundary of said Northeast quarter (1/4) of Section 13 a distance of 2655.38 feet to the Northeast corner of the Southeast quarter (1/4) of said Section 13, thence along the East boundary of said Southeast quarter (1/4) of Section 13, S.00°08'41"W., a distance of 2655.38 feet to the Southeast corner of said Southeast quarter (1/4) of Section 13, thence along the South boundary of said Southeast quarter (1/4) of Section 13, S.89°37'53"W., a distance of 2618.07 feet to the Southwest corner of said Southeast quarter (1/4) of Section 13, also being the Northeast corner of Northwest quarter (1/4) of said Section 24, thence S.00°52'32"W., along the East boundary of said Northwest quarter (1/4) of Section 24 a distance of 1420.51 feet to a point on the Northerly Right-of-Way of said Moccasin Wallow Road thence N.59°09'58"W., a distance of 380.89 feet; thence leaving said Northerly Right-of-Way the following 6 courses, 1; N.00°52'32"E., a distance of 500.00 feet; thence 2; N.89°07'28"W., a distance of 204.68 feet; thence 3; N.41°00'43"W., a distance of 280.15 feet; thence 4; S.48°59'17"W., a distance of 100.00 feet; thence 5; southwesterly, 143.47 feet along the arc of a tangent curve to the left having a radius of 453.00 feet and a central angle of 18°08'48" (chord bearing S.39°54'53"W., 142.87 feet); thence 6; S.30°50'29"W., a distance of 182.07 feet to a point on said Northerly Right-of-Way of Moccasin Wallow Road, thence along said Northerly Right-of-Way N.59°09'58"W., a distance of 1052.67 feet; thence westerly, 803.60 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 19°44'44" (chord bearing N.69°02'19"W., 799.63 feet) to the **POINT OF BEGINNING**.

Containing 962.471 Acres

### TOGETHER WITH

#### (Remnant Parcel)

A parcel of land lying in the Southwest quarter (1/4) of Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter (1/4) of Section 13, (Certified Corner Report #112043), thence N.00°53'29"E., along the West boundary of said Southwest quarter (1/4) of Section 13 for a distance of 13.44 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**, thence continue along said West boundary N.00°53'29"E., a distance of 40.68 feet to a point on the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, thence along said Southerly boundary S.57°36'43"E., a distance of 105.07 feet to a point on said Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, thence along said Right-of-Way line Westerly, 90.58 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 2°13'32" (chord bearing N.80°04'41"W., 90.58 feet) to the **POINT OF BEGINNING**.

Containing 1,796 Square Feet or 0.041 acres  
Total gross acreage 962.512 acres.

**RESOLUTION NO. 2023-29**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAID IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAID IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Sawgrass Village Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Master Report of the District Engineer dated January 17, 2023 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

**WHEREAS**, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated February 15, 2023, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

**WHEREAS**, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:**

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, water management and control, potable water



distribution, sewer and wastewater management, parks and recreational facilities, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$114,000,000 (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$136,500,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and

in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

**Passed and Adopted** on February 23, 2023.

**Attest:**

**Sawgrass Village  
Community Development District**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**RESOLUTION NO. 2023-30**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MARCH 28, 2023 AT 11:00 A.M. AT THE BRADENTON OFFICE SUITES LOCATED AT 4916 26<sup>TH</sup> STREET WEST, BRADENTON, FLORIDA 34207, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

**WHEREAS**, the Board of Supervisors (the "**Board**") of the Sawgrass Village Community Development District (the "**District**") has previously adopted Resolution No. 2023-29 entitled

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2023-29, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:**

1. There is hereby declared a public hearing to be held on March 28, 2023, at 11:00 a.m. at the Bradenton Office Suites, 4916 26<sup>th</sup> Street West, Bradenton, Florida 34207 for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Manatee County (by 2 publications 1 week apart with the first

publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**Passed and Adopted** on February 23, 2023.

**Attest:**

**Sawgrass Village  
Community Development District**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors