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(XREF RES 90-287)

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BARBARA T. SCOTT
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FL

RESOLUTION
NUMBER 97-0880A0

IMAGED
DL

A RESOLUTION AMENDING RESOLUTION #90-287, THE PLANNED DEVELOPMENT ZONE AND CONCEPTUAL DEVELOPMENT PLAN (PD-88-4C) FOR RIVERWOOD A DEVELOPMENT OF REGIONAL IMPACT (DRI); REZONING 22.6± ACRES OF REAL PROPERTY IN CHARLOTTE COUNTY, FLORIDA, FROM PD-82-1 TO PD-88-4.

RECITALS

1. The Board of County Commissioners of Charlotte County, Florida, adopted Resolution #90-287 and its attachments on November 13, 1990, thereby establishing PD-88-4 and approving the concept for the entire Riverwood project.
2. On May 11, 1993, Resolution #90-287 was amended by Resolution #93-61 to correct a scrivener's error.
3. The Riverwood Land Development Company Limited Partnership (the applicant) by petition #Z-97-5-6(DRC-PD-88-4S) has requested to expand the boundary of the PD by rezoning 22.6± acres of real property, specifically described on pages 7 and 8 of Attachment "A" (see attached hereto and by reference made a part hereof), from PD-82-1 to PD-88-4 (see Attachment "B", the Existing Zoning Map, attached hereto and by reference made a part hereof), thereby expanding the boundary of the PD Concept Plan (see Attachment "C", attached hereto and by reference made a part hereof) and the boundary of the Master Development Plan from 1265± acres to 1287.6 ± acres (see Attachment "D", attached hereto and by reference made a part hereof).
4. The applicant has requested to remove the "Eagle Management Zone" designation from 67.5± acres of real property in the Master Development and PD Concept Plans, as specifically described in Attachment "E" (see attached hereto and by reference made a part hereof), and shown on Attachment "F" (see the Bald Eagle Management Overlay and Phasing Plan, attached hereto and by reference made a part hereof).
5. The Charlotte County Development Review Committee has reviewed the request for modification of the Riverwood PD Concept Plan as described in Paragraphs 3. and 4., and

BARBARA T. SCOTT, CLERK OF THE CIRCUIT COURT - CHARLOTTE COUNTY

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recommends denial based on technical errors contained in the revised maps and legal description, and has requested that the applicant address long term bald eagle habitat.

6. The Planning and Zoning Board has reviewed the request for rezoning and conceptual plan approval for Riverwood PD as described in Paragraph 3. and 4., and recommends approval with the stipulation that the legal description and mapping errors are corrected prior to the County Commissioners meeting, stating that long term bald eagle habitat has been addressed.

7. The Board of County Commissioners of Charlotte County has reviewed the request for modification of the PD Concept Plan and rezoning of 22.6 ± acres from PD-82-1 to PD-88-4 as described in Paragraphs 3. and 4. above.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida that:

8. The application for rezoning and modification of the conceptual plan as described in Paragraphs 3. and 4. above, as denied previously by the Charlotte County Development Review Committee on June 5, 1997, and approved previously with conditions by the Planning and Zoning Board on June 23, 1997, is hereby approved.

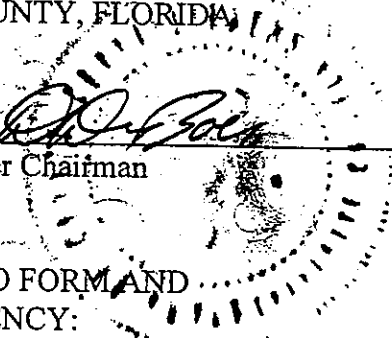
9. All terms and conditions of PD Resolution #90-287 not affected by this resolution shall remain unchanged and in full force and effect.

10. This resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 29th day of July, 1997.

BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA

By: Matthew DeBoer
Matthew DeBoer Chairman



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: Renée Francis Lee
RENEE FRANCIS LEE County Attorney

Attest:
Barbara T. Scott, Clerk of Circuit Court and Ex-officio Clerk to the Board of County Commissioners

By: Caroline Houshery
Deputy Clerk

WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects, Environmental Consultants & Construction Managers
4571 Colonial Boulevard, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

OR BOOK 1549 PAGE 0602

RIVERWOOD: D.R.I. PERIMETER

PAGE 1 OF 9

W.O.: 855/1634

REF: D-855-12

DATE: 11-1-90

REVISED: 11-8-90

REVISED: 1-23-91

REVISED: 3-26-97

REVISED: 4-24-97

REVISED: 6-11-97

Attachment A

EXHIBIT "A.1"

DESCRIPTION

(NOT SURVEYED)

All that part of Sections 17, 20, 21, 28 and 29, Township 40 South, Range 21 East, Charlotte County, Florida, also being, those lands as described in Deeds recorded in O.R. Book 903 Pages 1729 through 1731, O.R. Book 941 Page 164, O.R. Book 941 Pages 165 through 180, and Pages 186 through 188, O.R. Book 941 Page 181, and O.R. Book 941 Pages 183 through 185, O.R. Book 981 Pages 776 and 777, O.R. Book 999 Page 1854; O.R. Book 1014 Page 1891 (all of the Public Records Charlotte County, Florida) all being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 17; thence N.89°27'35"E. along the North line of said Section 17, said line also being the South limit of PORT CHARLOTTE SUBDIVISION, Section 49, according to the Plat thereof as recorded in Plat Book 5, Pages 63-A through 63-E, Public Records of Charlotte County, Florida, a distance of 2683.48 feet to the Northwest corner of the Northeast Quarter of said Section 17; thence S.0°47'30"W. along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, said line also being the West limit of PORT CHARLOTTE SUBDIVISION, Section 61, according to the Plat thereof as recorded in Plat Book 5, Pages 75-A through 75-C, Public Records of Charlotte County, Florida, a distance of 172.00 feet more or less to the centerline of a creek and the POINT OF BEGINNING of the parcel herein described; thence continue S.0°47'30"W. along said West line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, a distance of 1163.11 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence S.89°40'23"E. along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, said line also being the South limit of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 1323.43 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence S.0°23'14"W. along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 17, said line also being the

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RIVERWOOD: D.R.I. PERIMETER

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REVISED: 6-11-97

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West limit of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 1314.80 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence S.0°52'20"W. along the West line of the East 1/2 of the Southeast 1/4 of said Section 17, said line also being the West limit of Plat of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 2717.26 feet to the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 17; thence N.89°26'20"E. along the South line of said Section 17, said line also being the South limit of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 1328.90 feet to the Southeast corner of said Section 17 and the Northwest corner of said Section 21; thence S.89°41'20"E. along the North line of said Section 21, a distance of 1955.50 feet to the Westerly boundary of those lands as described in Official Record Book 688, Page 215, Public Records of Charlotte County, Florida; thence S.00°49'28"W. along said boundary a distance of 825.10 feet; thence S.89°41'20"E. along said boundary a distance of 369.37 feet to the Westerly Right-of-Way line of Hamner Avenue (a 60' Right-of-Way) as shown on PLAN NO. 2 OF A PART OF WARD 7, EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 48, Public Records of Charlotte County, Florida; thence continue S.89°41'20"E. a distance of 30.64 feet to the centerline of said Hamner Avenue; thence N.12°04'06"E. along said centerline a distance of 256.48 feet to the centerline of Colonial Avenue (a 60' Right-of-Way) as shown on said Plat; thence N.72°04'06"E. along said centerline a distance of 610.84 feet to the centerline of Ward Road (a 50' Right-of-Way) as shown on said Plat; thence N.12°04'06"E. along said centerline a distance of 390.95 feet to the North line of said Section 21; thence S.89°41'20"E. along said North Section line a distance of 2237.96 feet to the centerline of C.H. & N. Railroad Right-of-Way (abandoned) as shown on said PLAN NO. 2 OF A PART OF WARD 7, EL JOBE-AN; thence S.12°04'06"W. along said centerline a distance of 2490.78 feet to the Southerly Right-of-Way line of Lee Circle (a 100' Right-of-Way) as shown on said Plat and to a point on a curve; thence Westerly and Southwesterly along said Southerly Right-of-Way line 273.03 feet along the arc of a non-tangential circular curve concave to the Southeast, having a radius of 232.00 feet, through a central angle of 67°25'47" and being subtended by a chord which bears

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S.68°21'13"W. a distance of 257.55 feet to the Southerly Right-of-Way line of Rowe Avenue (a 60' Right-of-Way) as shown on said Plat and to a point on said curve; thence N.47°55'54"W. along said Southerly Right-of-Way line a distance of 1323.02 feet to the Southerly Right-of-Way line of Dade Avenue (a 60' Right-of-Way) as shown on said Plat; thence S.72°04'06"W. along said Southerly Right-of-Way line a distance of 1222.43 feet to a point on the Southeasterly projection of the Northerly Right-of-Way line of Lincoln Circle (a 100' Right-of-Way) as shown on said Plat; thence S.77°15'10"W. a distance of 332.00 feet to the radius point of Lincoln Circle; thence S.77°55'54"E. a distance of 125.10 feet; thence continue S.77°55'54"E. along the Northerly line of those lands as described in Official Record Book 981, Pages 776 and 777, Public Records of Charlotte County, Florida, a distance of 1204.90 feet to the Westerly Right-of-Way line of Southland Avenue (a 60' Right-of-Way); thence continue along the boundary of said described lands in the following seven (7) described courses:

- 1) S.12°04'06"W. along said Westerly Right-of-Way line of Southland Avenue a distance of 2123.59 feet; 2) S.77°55'54"E. a distance of 30.00 feet; 3) Southeasterly 212.87 feet along the arc of a circular curve concave to the Southwest, having a radius of 232.00 feet, through a central angle of 52°34'13" and being subtended by a chord which bears S.51°38'48"E. a distance of 205.48 feet to an intersection with the Northerly Right-of-Way line of Russel Avenue extended; 4) S.72°04'06"W. along said extended Right-of-Way line a distance of 42.00 feet more or less to the ordinary low water line of a lake; 5) Meander Southerly, then Southwesterly along said low waterline 400 feet more or less to an intersection with Easterly Right-of-Way line of Southland Avenue extended; 6) S.12°04'06"W. along said Easterly Right-of-Way line extended a distance 100 feet more or less to an intersection of the Southerly boundary of Seminole Circle and the Easterly Right-of-Way line of Southland Avenue; 7) S.12°04'06"W. along said Easterly Right-of-Way line a distance of 210.24 feet; thence N.77°55'54"W. a distance of 60.00 feet to the Westerly Right-of-Way line of Southland Avenue; thence S.12°04'06"W. along said westerly right-of-way line a distance of 861.93 feet to the Northeasterly line of Lot 556 as shown on PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE--AN according to the Plat thereof as recorded in Plat Book 2, Page 43 Public

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Records of Charlotte County, Florida; thence N.47°55'54"W. along the Northeasterly line of Lot 556 and Lot 470 a distance of 125.49 feet; thence S.42°04'06"W. along the Northwesterly line of Lot 470, a Southwesterly prolongation of Lot 470 and the Northwesterly line of Lot 469, a distance of 260.00 feet; thence S.47°55'54"E. along the Southeasterly line of Lot 469 and 559 a distance of 125.50 feet to the Northerly Right-of-Way line of Weeksonia Avenue, all as shown on said Plat; thence S.72°04'06"W. along said northerly right-of-way line of Weeksonia Avenue for 734.39 feet; thence N.47°55'54"W. along the Northerly right-of-way line of Tampa Road as shown on said plat of PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN for a distance of 651.26 feet; thence S.72°04'06"W. along the Northerly right-of-way line of Tampa Road as shown on said plat of PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN for a distance of 685.90 feet; thence along the platted rights of way and lot lines as shown on PLAN NO. 1 OF A PART OF WARD TWO, EL JOBE-AN, according to the Plat thereof as recorded in Plat Book 2, Page 39, Public Records of Charlotte County, Florida, for the following five (5) described courses: 1) S.12°04'06"W. along the westerly right-of-way line of Tampa Road for a distance of 685.90 feet; 2) S.47°55'54"E. along the southerly right-of-way line of Tampa Road for a distance of 292.95 feet; 3) S.42°04'06"W. along the northwesterly line of Lots 916, 928, 941, 959 and their southwesterly prolongations for a distance of 565.42 feet to the southwesterly right-of-way line of Jamaica Way; thence S.44°04'55"E. along said right-of-way line for a distance of 37.94 feet; thence S.46°06'25"W. along the northwesterly line of Lot 995 and its southwesterly prolongation for a distance of 334.02 feet to the Mean High Water Line of the Myakka River; thence run Northerly along said Mean High Water Line for a distance of 38,375 feet more or less to a point on the centerline of a creek; thence meander N.41°27'35"E. along the centerline of said creek for a distance of 1100.00 feet more or less; thence continue to meander N.89°27'35"E. along said centerline for a distance of 1500.00 feet more or less to the Point of Beginning of the parcel herein described;

CONTAINING 1123 acres more or less;

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 EXCEPTING THEREFROM the following;

Lots 816, 817, 831, 930, 931, 932, 967, 968, 969, and 1001,
 all being part of PLAN NO. 1 OF A PART OF WARD TWO EL
 JOBE-AN according to the Plat thereof as recorded in Plat
 Book 2, Page 39;

Lots 436 and 437, both being part of PLAN NO. 2 OF A PART OF
 WARD TWO EL JOBE-AN according to the Plat thereof as
 recorded in Plat Book 2, Page 43;

Lots 10, 11, 18, 19, 28, 29, 456, 464, 465, 466, 467, 584,
 687, 688, 675 through 682, 792, 793, 829, 836, 837, 838,
 851, 860, 861, 862, 863, 864, 865, and 866, all being part
 of PLAN NO 1. OF A PART OF WARD 3 EL JOBE-AN according to
 the Plat thereof as recorded in Plat Book 2, Page 42;

Lots 53, 94, 95, 96, 265 and 266, all being part of PLAN NO.
 2 OF A PART OF WARD THREE EL JOBE-AN according to the Plat
 thereof as recorded in Plat Book 2, Page 46;

Lots 176, 194, 195, 200, 201, 617, 618, 719, 737, 738 739,
 and 754, all being part of PLAN OF WARD 4, CITY OF EL
 JOBE-AN, FLORIDA, according to the Plat thereof as recorded
 in Plat Book 1, Page 60;

Lots 301, 555, 676, 677, 1248, 1249 and 1743 all being part
 of PLAN OF WARD 6, CITY OF EL JOBE-AN, FLORIDA, according to
 the Plat thereof as recorded in Plat Book 1, Page 61;

all being of the Public Records of Charlotte County,
 Florida;

the parcel herein described being subject to easements,
 restrictions and reservations of record;

the parcel herein described also being subject to the
 following recorded Plats:

- PLAN NO. 1 OF A PART OF WARD TWO EL JOBE-AN (P.B. 2, P.39),
- PLAN NO. 2 OF A PART OF WARD TWO EL JOBE-AN (P.B. 2, P.43),
- PLAN NO. 1 OF A PART OF WARD 3 EL JOBE-AN (P.B. 2, P.42),
- PLAN NO. 2 OF A PART OF WARD THREE EL JOBE-AN (P.B. 2, P.46),
- PLAN OF WARD 4, CITY OF EL JOBE-AN, FLORIDA (P.B. 1, P.60),
- PLAN OF WARD 6 CITY OF EL JOBE-AN, FLORIDA (P.B. 1, P.61)
- PLAN NO. 1 OF A PART OF WARD SEVEN, EL JOBE-AN (P.B. 2,
 P.37);

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PLAN NO. 2 OF A PART OF WARD SEVEN, EL JOBE-AN (P.B.2, P.48);
all being of the Public Records of Charlotte County, Florida;

Basis of bearings assumes the West Right-of-Way line of State
Road 771 - EL JOBE-AN Road (130' R/W) being S.12°04'06"W. as
shown on the State Right-of-Way Maps for State Road 771.

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REVISED: 6-11-97

TOGETHER WITH:

All that part of Section 28, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 28, thence S.89°46'08"E. along the North line of said Section 1913.63 feet to a point on a curve; thence Southeasterly 335.61 feet along the arc of a non-tangential circular curve concave to the Northeast, point bearing S.26°20'38"W. from the radius of said curve, having a radius 750.00 feet, through a central angle of 25°38'19" and being subtended by a chord which bears S.76°28'31"E. 332.82 feet; thence S.37°15'00"E. for 723.83 feet, thence S.12°04'06"W. 100.00 feet; thence N.47°55'54"W. 125.49 feet; thence S.42°04'06"W. 260.00 feet; thence S.47°55'54"E. 125.50 feet; thence S.72°04'06"W. 734.39 feet to the Point of Beginning; thence continue S.72°04'06"W. 57.74 feet; thence S.17°55'54"E. 60.00 feet; thence S.12°04'06"W. 558.88 feet; thence N.47°55'54"W. 380.78 feet to a point on a curve; thence Southwesterly, Northwesterly and Northeasterly 971.80 feet along the arc of a circular curve concave to the Northeast, point bearing S.55°21'41"E. from the radius point of said curve, having a radius of 232.00 feet, through a central angle of 240°00'00" and being subtended by a chord which bears N.25°21'41"W. 401.84 feet; thence N.12°04'06"E. 265.31 feet; thence S.77°55'54"E. 60.00 feet; thence S.47°55'54"E. 71.70 feet N.42°04'06"E. 150.00 feet; thence S.47°55'54"E. 458.31 feet to the Point of Beginning.

parcel contains 10.53 acres, more or less;

subject to easements, restrictions, reservations and rights-of-way of record;

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TOGETHER WITH:

All that part of Section 28, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 21, thence S.89°46'08"E. along the North line of said Section 1913.63 feet to a point on a curve; thence Southeasterly 335.61 feet along the arc of a non-tangential circular curve concave to the Northeast, point bearing S.26°20'38"W. from the radius of said curve, having a radius 750.00 feet, through a central angle of 25°38'19" and being subtended by a chord which bears S.76°28'31"E. 332.82 feet; thence S.37°15'00"E. for 723.83 feet, thence S. 12°04'06"W. 100.00 feet; thence N.47°55'54"W. 125.49 feet; thence S.12°04'06"W. 260.00 feet; thence S.47°55'54"E. 125.50 feet; thence S.72°04'06"W. 734.39 feet; thence N.47°55'54"W. 458.31 feet to the Point of Beginning; thence S.42°04'06"E. 150.00 feet; thence N.47°55'54"W. 71.70 feet; thence N.77°55'54"W. 30.00 feet; thence S.12°04'06"W. 265.31 feet to a point on a curve; thence Southwesterly 668.68 feet along the arc of a circular curve concave to the Southeast, point bearing N.04°38'19"E. from the radius point of said curve, having a radius of 232.00 feet, through a central angle of 65°08'26" and being subtended by a chord which bears S.12°04'06"W. 460.10 feet; thence S.12°04'06"W. 438.52 feet; thence N.47°55'54"W. 651.26 feet; thence N.12°04'06"E. 685.90 feet; thence N.72°04'06" E. 685.90 feet; thence S.47°55'54"E 192.95 feet to the Point of Beginning.

Parcel contains 12.12 acres, more or less;

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 REVISED: 11-8-90
 REVISED: 1-23-91
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 REVISED: 4-24-97

ALSO TOGETHERWITH the following

Lot 969, PLAN NO. 1 OF A PART OF WARD TWO EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 39;

Lots 436 and 437, PLAN NO. 2 OF A PART OF WARD TWO EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 43;

Lot 851, PLAN NO. 1 OF A PART OF WARD 3 EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 42;

Lot 301, PLAN OF WARD 6, CITY OF EL JOBE-AN, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 61;

subject to easements, restrictions, reservations and rights-of-way of record;

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

Alan W. Sadowski

6-11-97

Alan W. Sadowski, Professional Surveyor & Mapper
Florida Registration No. 4800

Date

Not valid unless embossed with the Professional's seal.

W.O.: F0300-001-021 APSLD

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DATE: 3-26-97

REVISED 4-24-97

REVISED: 6-11-97

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Attachment B

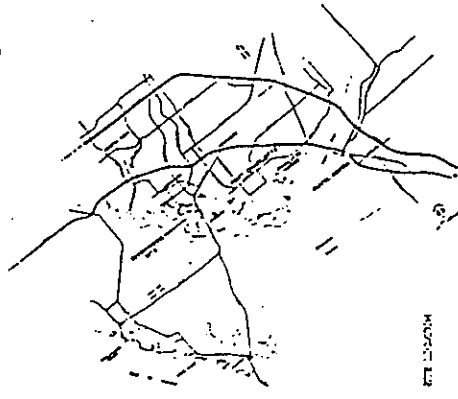


EXHIBIT 1
EXISTING ZONING MAP

Riverwood
A PLANNED COMMUNITY

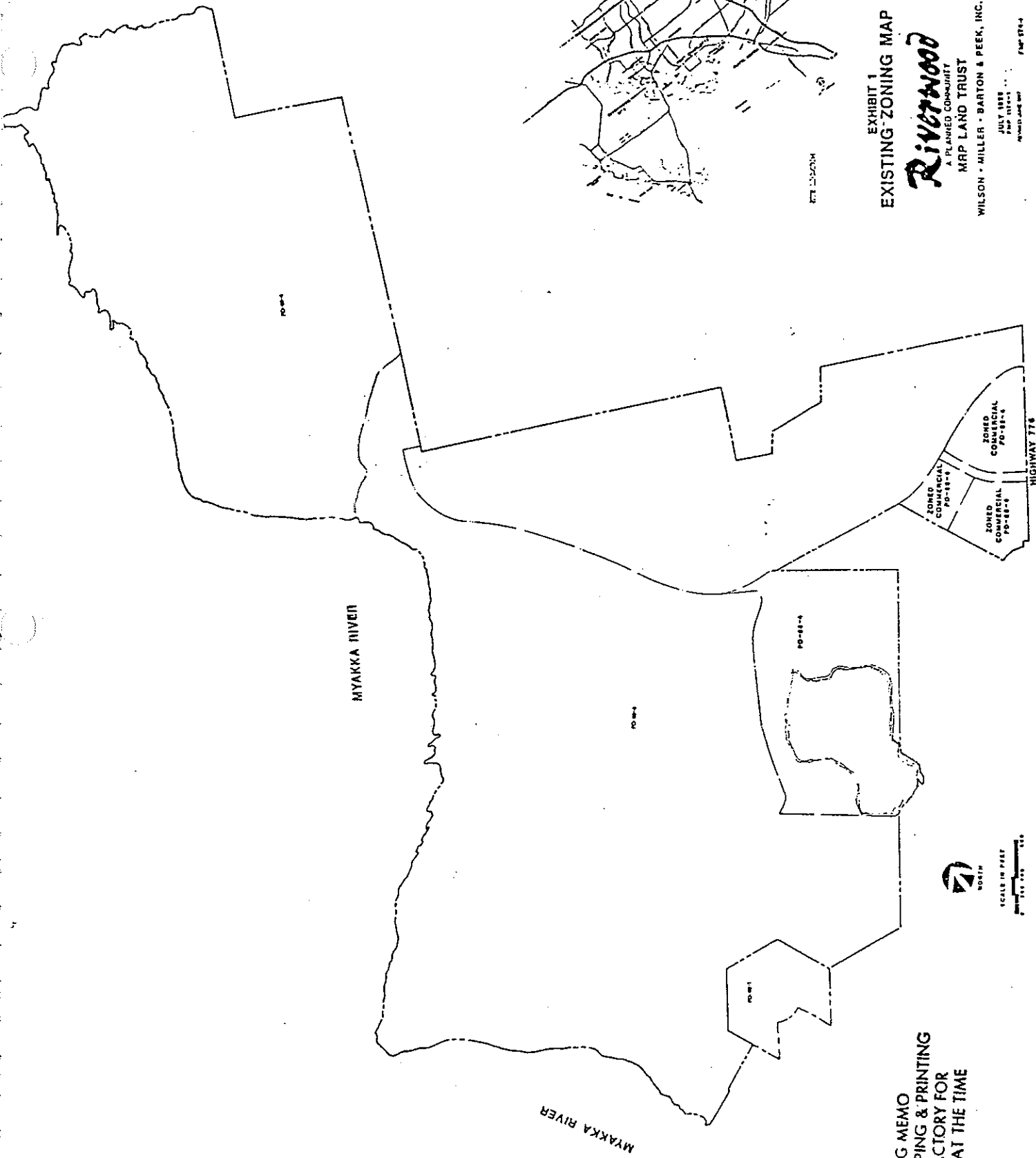
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JULY 1988
PLOT 117-1
PLOT 117-2

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Attachment C

Riverwood
 A PLANNED COMMUNITY
 RIVERWOOD LAND COMPANY L.P.
 WILSON • MILLER • BARTON & PECK, INC.

REVISED JUNE 1997
 1001 LAY
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EXHIBIT 2
 PD CONCEPT PLAN
 A MODIFICATION TO 98-1

FOR A LEGAL
 OF THE RIVERWOOD SITE
 ATTACHED DOCUMENTATION

PROJECTED TOTAL UNITS
 SINGLE FAMILY 600
 CLUSTER HOMES 1400
 MULTI-FAMILY 5300
 TOTAL RESIDENTIAL 7300
 ESTIMATED PEAK SEASON POPULATION 9 PROJECT BUILDOUT 7200
 TOTAL SITE AREA 12076 ACRES

ESTIMATED LAND USE DISTRIBUTION AT BUILDOUT
 TABLE 1

DESCRIPTION	UNITS	CONCEPTUAL APPROXIMATE ACRES	% OF TOTAL	NO. OF
Residential	7,300	557.4	4.3	9
Commercial/Office	314,000	31	0.02	19
Recreation/Open Space	100	440	3.3	11
Self Storage	400	100	0.8	3
Open Space/Recreation	800	200	1.7	6
Facilities	200	50	0.4	1
Medical Services	50	10	0.1	0
Childcare Area R.O.M.	50	10	0.1	0
Utilities	20	5	0.04	0
Utility Site	20	5	0.04	0
TOTAL DEVELOPMENT	7,300	251.240	1.974	100

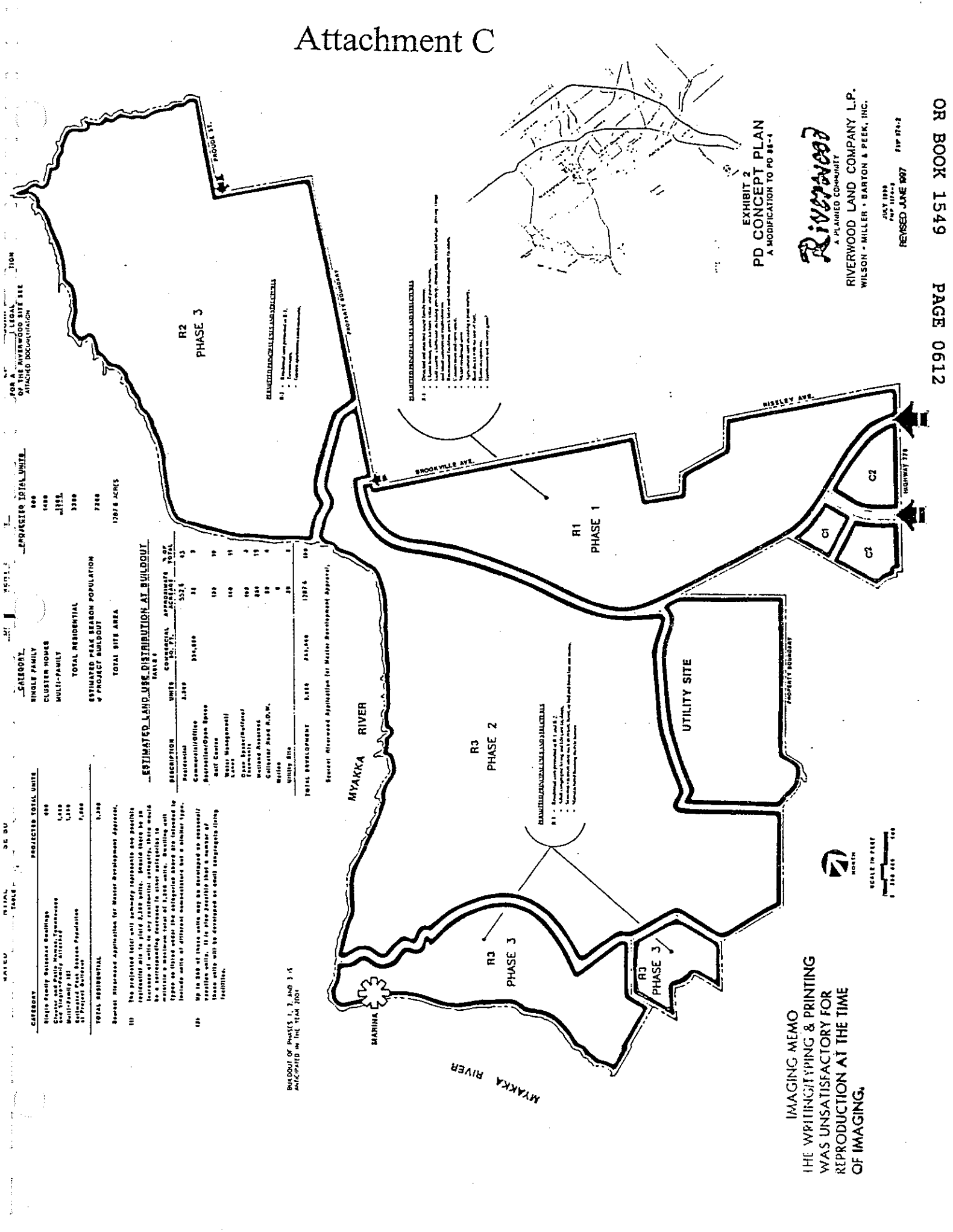
Special Riverwood Application for Master Development Approval.
 (1) The projected total unit summary represents the possible residential units in the 2,226-acre site. Based thereon, it is estimated that the site can accommodate a total of 7,300 units, which is a corresponding increase in site capacity to maintain a maximum total of 7,300 units. Building unit types are listed under the categories above are intended to include units of different configurations but a similar type.
 (2) Up to 800 of these units may be developed as apartment/condominium units. It is anticipated that a number of these units will be developed as small commercial (retail) facilities.

BUILDOUT OF PHASES 1, 2, AND 3 IS ANTICIPATED BY THE YEAR 2001

Special Riverwood Application for Master Development Approval.

PROPERTY BOUNDARY

MYAKKA RIVER



MARKING AND SURVEY DATA
 1. 10' x 10' grid
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IMAGING MEMO
 THE WRITING/TYPING & PRINTING
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ESTIMATED LAND USE DISTRIBUTION AT BUILDOUT

TABLE 1

DESCRIPTION	UNITS	COMMERCIAL SQ. FT.	APPROXIMATE ACREAGE	% OF TOTAL
Residential	3,300		552.6	43
Commercial/Office		334,000	33	3
Recreation/Open Space:				
Golf Course			123	10
Water Management/ Lakes			140	11
Open Space/Buffer/ Easements			102	8
Wetland Reserves			251	19
Collector Road R.O.W.			52	4
Marginal			8	
Utility Site			28	2
TOTAL DEVELOPMENT	3,300	334,000	1287.6	100

Source: Riverwood Application for Master Development Approval.

DR BOOK 1549
 PAGE 0613

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ESTIMATED RESIDENTIAL LAND USE SUMMARY.

TABLE II.

CATEGORY	PROJECTED TOTAL UNITS
Single Family Detached Dwellings	500
Cluster and Patio Homes, Townhouses and Single-Family Attached	1,400
Multi-Family (2)	1,300
Estimated Peak Season Population at Project Buildout	7,260
TOTAL RESIDENTIAL	3,300

Source: Riverwood Application for Master Development Approval

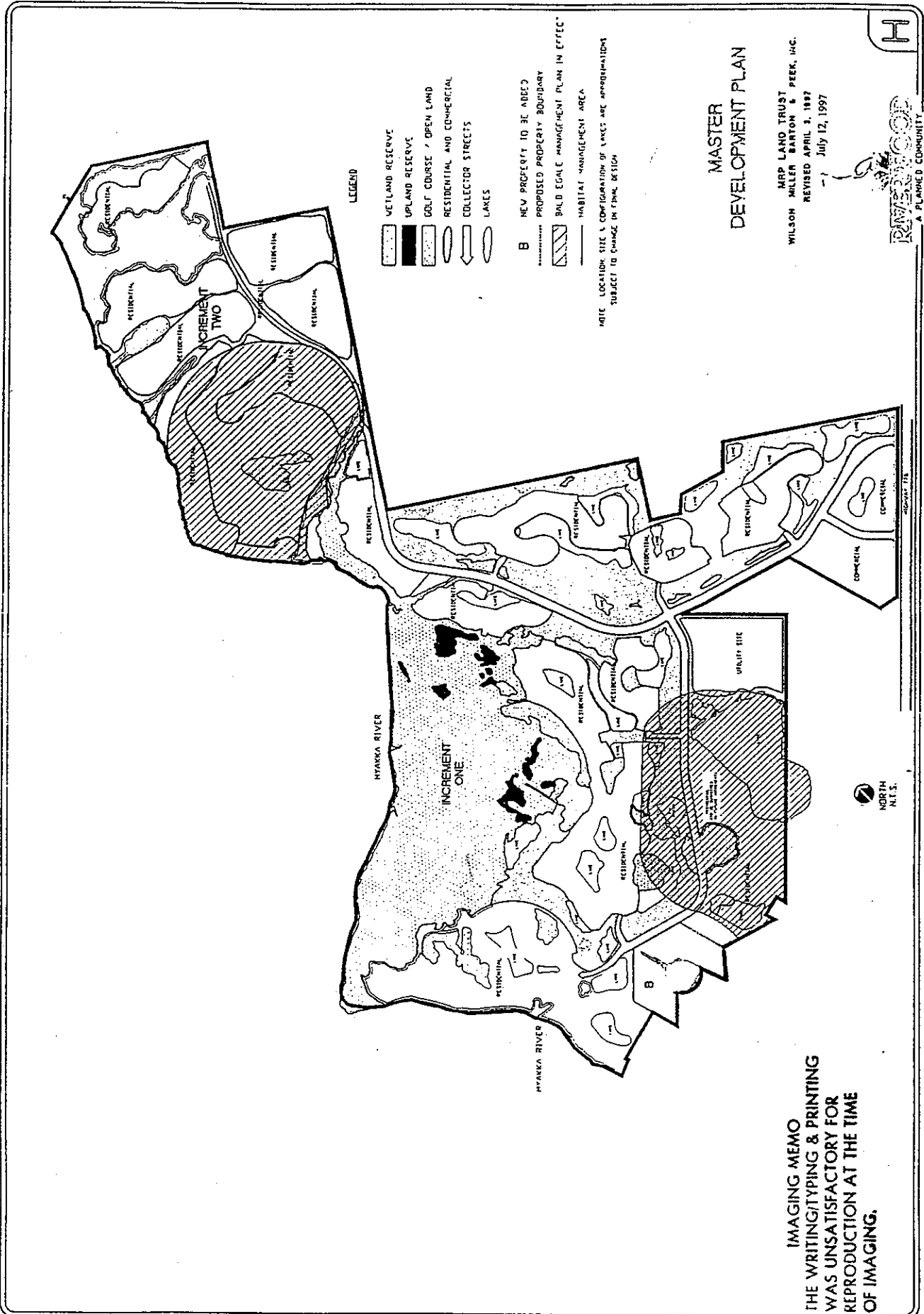
- (1) The projected total unit summary represents one possible residential mix to yield 3,300 units. Should there be an increase of units in any residential category, there would be a corresponding decrease in other categories to maintain a maximum total of 3,300 units. Dwelling unit types as listed under the categories above are intended to include units of different nomenclature but a similar type.
- (2) Up to 200 of these units may be developed as seasonal vacation units. It is also possible that a number of these units will be developed as adult congregate living facilities.

DEVELOPMENT SUMMARY

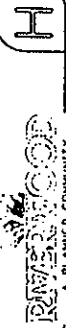
<u>CATEGORY</u>	<u>PROJECTED TOTAL UNITS</u>
SINGLE FAMILY	600
CLUSTER HOMES	1400
MULTI-FAMILY	1500
TOTAL RESIDENTIAL	3300
ESTIMATED PEAK SEASON POPULATION @ PROJECT BUILDOUT	7260
TOTAL SITE AREA	1287.6 ACRES

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Attachment D



DATE CHECKED: 11/12/97 BY: J. BARTON



Attachment E

All that part of Sections 28 and 29, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 21, thence S.89°46'08"E. along the North line of said Section 1913.63 feet to a point on a curve; thence Southeasterly 335.61 feet along the arc of a non-tangential circular curve concave to the Northeast, point bearing S.26°20'38"W. from the radius of said curve, having a radius 750.00 feet, through a central angle of 25°38'19" and being subtended by a chord which bears S.76°28'31"E. 332.82 feet; thence S.37°15'00"E. for 723.83 feet, thence S.12°04'06"W. 100.00 feet; thence N.47°55'54"W. 125.49 feet; thence S.42°04'06"W. 260.00 feet; thence S.47°55'54"E. 125.50 feet; thence S.72°04'06"W. 734.39 feet; thence N.47°55'54"W. 651.26 feet; thence N.72°04'06" E. 685.90 feet to the Point of Beginning.

Thence S.12°04'06"W. 685.90 feet; thence S.47°55'54"E. 292.95 feet; thence S.42°04'06"W. 565.42 feet; thence N.44°04'55"W. 37.94 feet; thence S.46°06'25"W. 338.96 feet; thence N.50°07'41"W. 373.83 feet; thence N.37°57'27"W. 311.36 feet; thence N.25°41'14"W. 288.71 feet; thence N.55°18'43"W. 597.63 feet; thence N.79°06'57"W. 719.24 feet; thence N.03°03'31"E. 973.99 feet; thence S.85°28'42"W. 171.62 feet; thence N.59°27'55"E. 211.57 feet to a point of curvature; thence Northeasterly and Southeasterly 1595.43 feet along the arc of a circular curve concave to the Southwest having a radius of 750.00 feet, through a central angle of 121°52'54" and being subtended by a chord which bears S.59°35'38"E 1311.18 feet to a point of reverse curvature; thence Southeasterly and Northeasterly 782.13 feet along the arc of a circular curve concave to the Northeast having a radius of 320.00 feet, through a central angle of 140°02'25" and being subtended by a chord which bears S.68°40'24"E. 601.48 feet to a point of reverse curvature; thence Northeasterly 155.70 feet along the arc of a circular curve concave to the Southeast having a radius of 290.00 feet, through a central angle of 30°45'42" and being subtended by a chord which bears N.56°41'15"E 153.84 feet to a point of tangency; thence N.72°04'06"E. 104.01 feet to the Point of Beginning

parcel contains 67.55 acres, more or less;

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Attachment F

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OR BOOK 1549

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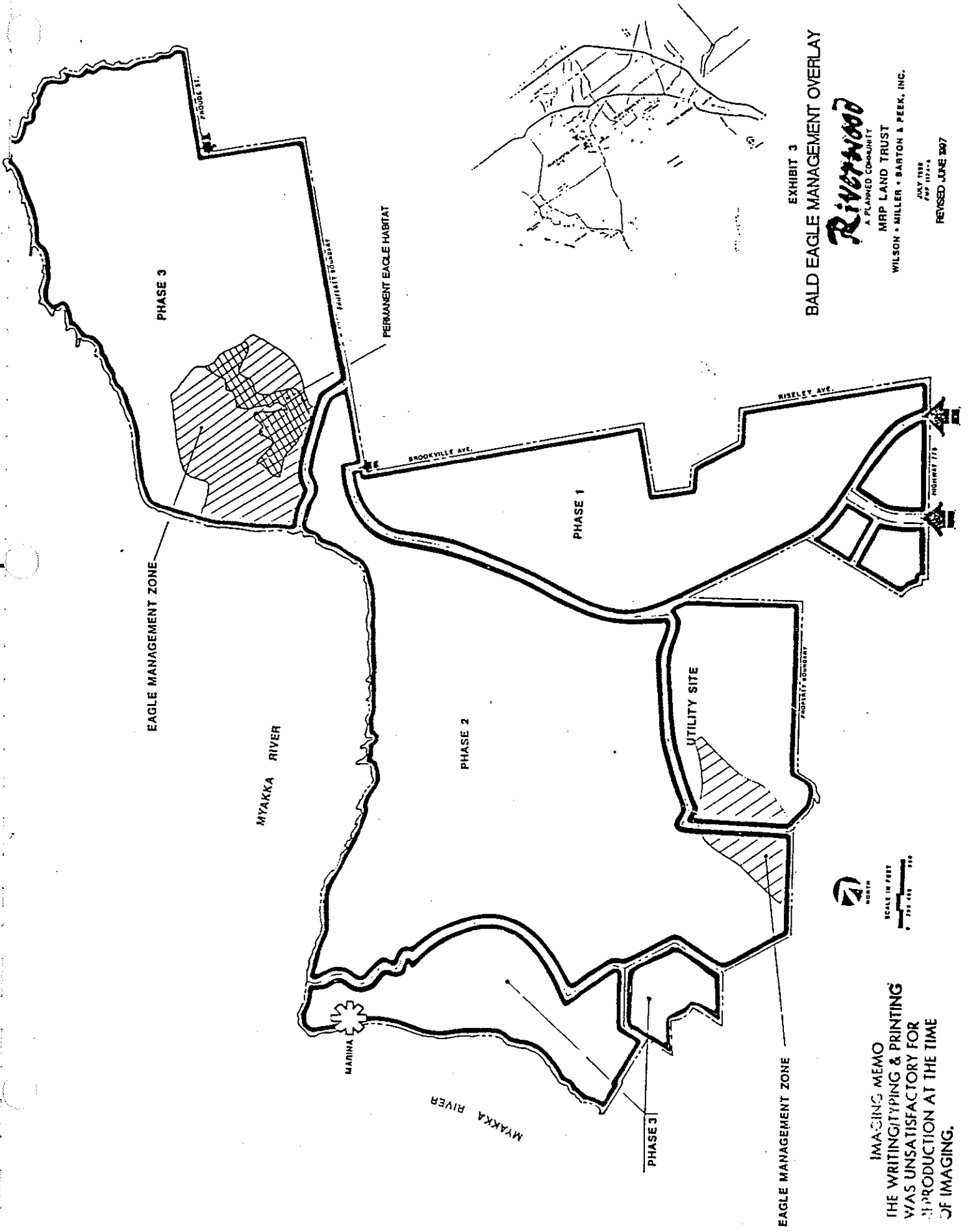


EXHIBIT 3
BALD EAGLE MANAGEMENT OVERLAY

Riverwood
A PLANNED COMMUNITY

MRP LAND TRUST
WILSON • MILLER • BARTON & PECK, INC.

JULY 1995
REVISED JUNE 2007

IMAGING MEMO
THE WRITING/TYPING & PRINTING
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EAGLE MANAGEMENT ZONE

EAGLE MANAGEMENT ZONE

MYAKKA RIVER

MYAKKA RIVER

PHASE 3

PERMANENT EAGLE HABITAT

PHASE 1

PHASE 2

UTILITY SITE

PHASE 3



SCALE IN FEET
0 25 50 75 100