

# Laguna at Riviera Dunes V

## LEGAL DESCRIPTION: Laguna at Riviera Dunes V

A tract of land lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida and described as follows:

Commence at the Southwest corner of Tract "H", NORTHSHORE AT RIVIERA DUNES PHASE I-A, as recorded in Plat Book 35, Page 19, Public Records of Manatee County, Florida; thence South, a distance of 98.69 feet; thence South 26°33'54" East, a distance of 30.66 feet to the point of curvature of a curve to the right having a radius of 44.00 feet and a central angle of 26°33'54"; thence Southerly along the arc of said curve, an arc length of 20.40 feet to the point of tangency of said curve; thence South a distance of 232.00 feet to the point of curvature of a curve to the right having a radius of 166.00 feet and a central angle of 90°01'28"; thence Southwesterly along the arc of said curve, an arc length of 260.82 feet to the point of tangency of said curve; thence North 89°58'32" West, a distance of 549.45 feet; thence South 00°13'04" East, a distance of 454.75 feet; thence South 89°46'56" West, a distance of 500.00 feet to the East line of a 60.00-foot wide access and utility easement, recorded in Official Records Book 1652, Page 2365 and Official Records Book 1677, Page 1381 of said Public Records; thence along the East and South line of said Easement for the following three (3) courses; (1) thence South 00°13'04" East, a distance of 30.00 feet; (2) thence South 89°46'56" West, a distance of 78.25 feet to the Point of Beginning; (3) thence continue South 89°46'56" West, a distance of 179.48 feet; thence South 01°13'04" East for 293.60 feet; thence South 90°00'00" West, a distance of 121.37 feet; thence South 20°11'38" West for 222.78 feet; thence South 64°58'29" East, a distance of 145.67 feet to the mean high water line established on October 11, 2003; thence along said mean high water line for the following two (2) courses; (1) thence North 70°48'36" East, a distance of 100.75 feet; (2) thence South 69°20'55" East, a distance of 80.80 feet; thence along the Westerly boundary line of Laguna at Riviera Dunes IV, recorded in Official Records Book 2180, Page 7033 for the following seven (7) courses; (1) thence North 03°28'09" East, a distance of 40.98 feet; (2) thence North 22°42'11" East, a distance of 41.38 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies North 52°06'50" East, a radial distance of 52.98 feet; (3) thence Northerly along the arc of said curve, through a central angle of 41°23'08", an arc length of 38.27 feet to the point of tangency of said curve; (4) thence North 03°29'58" East, a distance of 15.98 feet to the point of curvature of a curve to the right having a radius of 109.45 feet and a central angle of 60°35'05"; (5) thence Northeasterly along the arc of said curve, an arc length of 115.73 feet to the point of tangency of said curve; (6) thence North 64°05'04" East, a distance of 37.52 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 95°30'44"; (7) thence Northerly along the arc of said curve, an arc length of 41.68 feet to a point of reverse curvature concave to the right; (8) thence Northwesterly along a 200.00 foot radius curve leading the right through a central angle of 32°14'05" for an arc distance of 112.52 feet to a point of tangency; thence N 00°07'07" W for 154.59 feet to a point of curvature; thence Northwesterly along a 40.00 foot radius curve leading the left through a central angle of 38°11'27" for an arc distance of 26.66 feet to the Point of Beginning.

Said tract contains 131,263 square feet or 3.013 acres, more or less.

1/14/99 10:08a

DWG BY: DANJR

Cad No. 110572

## LEGAL DESCRIPTION

EXHIBIT A

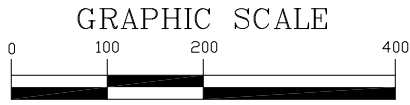
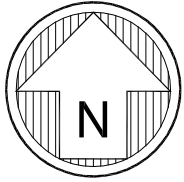
SHEET 1 OF 3

# Laguna at Riviera Dunes V

TRACT "H"  
PLAT BOOK 35 PAGE 19

## POINT OF COMMENCEMENT

SOUTHWEST CORNER OF TRACT "H"  
NORTHSHORE AT RIVIERA DUNES PHASE 1-A  
PLAT BOOK 35 PAGE 19



( IN FEET )  
1 inch = 200 ft.

(SOUTH)  
S00°00'00"E  
98.69'  
S26°33'54"E  
30.66'  
A=26°33'54"  
R=44.00'  
L=20.40'  
S00°00'00"E  
232.00'  
A=90°01'28"  
R=166.00'  
L=260.82'

N89°58'32"W  
549.45'

S00°13'04"E  
454.75'

## POINT OF BEGINNING

S89°46'56"W 500.00'  
S00°13'04"E 30.00'  
S89°46'56"W 78.25'

60' WIDE ACCESS & UTILITY EASEMENT  
O.R.B. 1652 PAGE 2365  
O.R.B. 1677 PAGE 1381

STATE ROAD 55  
(U.S. HIGHWAY 41 & U.S. HIGHWAY 301)

MEAN HIGH WATER LINE  
ESTABLISHED ON OCTOBER 11, 2003

HARBOR

MANATEE RIVER

FLUSHING CHANNEL

## SKETCH OF DESCRIPTION

EXHIBIT A

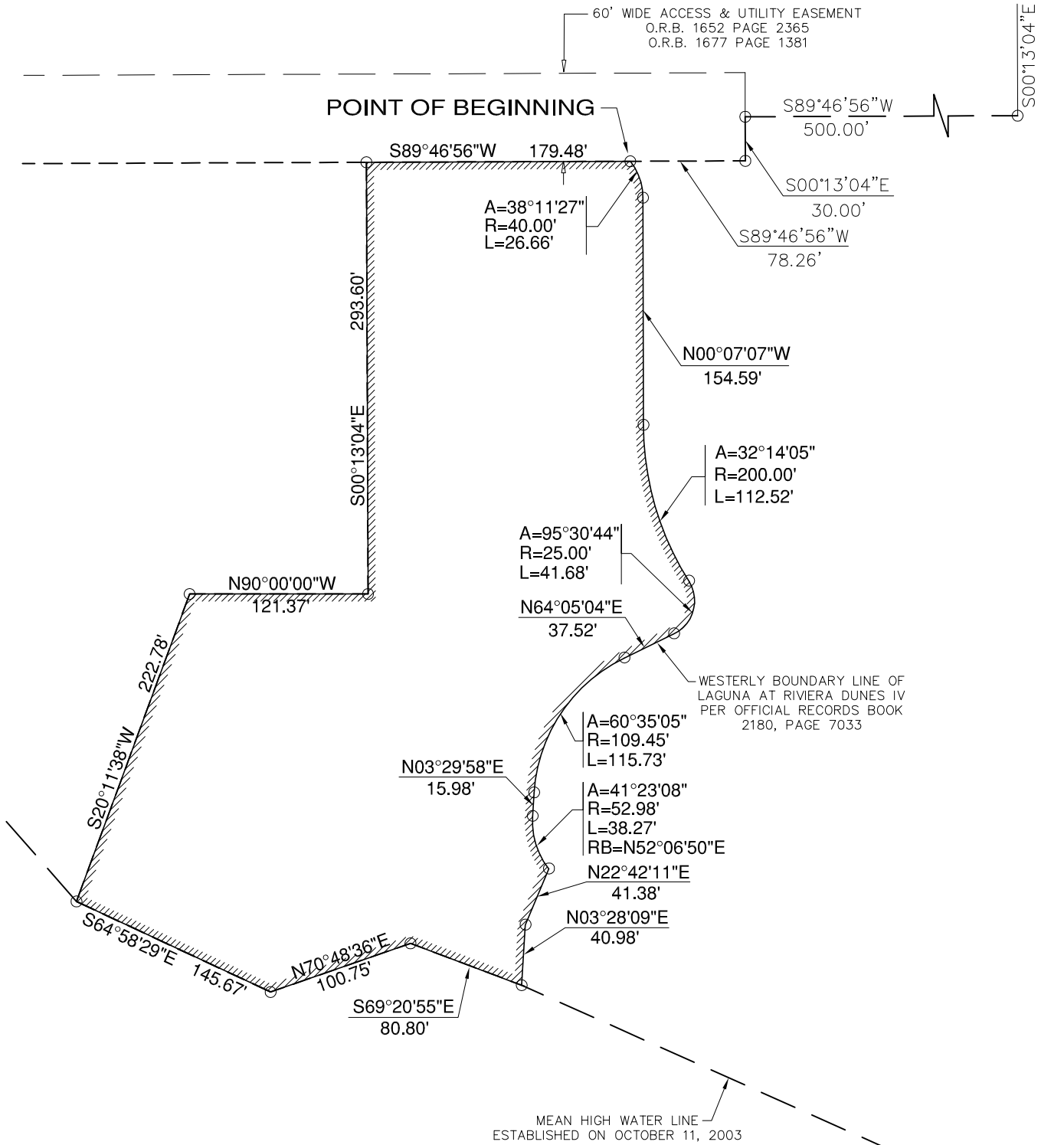
SHEET 2 OF 3

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DWG BY: DANJR

Cad No. 110572

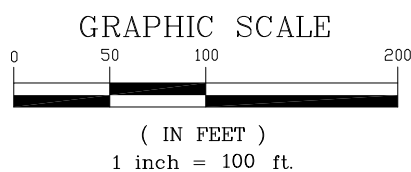
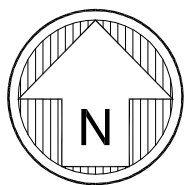
# Laguna at Riviera Dunes V



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SKETCH OF DESCRIPTION

EXHIBIT A

SHEET 2 OF 3