

Laguna at Riviera Dunes

LEGAL DESCRIPTION: (SEE SHEET 4 OF 11)

Commence at the Southwest corner of Tract "H" of the plat of the NORTSHORE AT RIVIERA DUNES PHASE 1—A, according to the map or plat thereof, as recorded in Plat Book 35, page 19, of the public records of Manatee County, Florida, and run South for a distance of 98.69 feet; thence South 26°33'54" East, for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears South 13°16'57" East, a distance of 20.40 feet; thence South, for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears South 45°00'44" West, for a distance of 260.82 feet; thence North 89°58'32" West, for a distance of 549.45 feet; thence South 00°13'04" East for a distance of 454.75 feet to the Point of Beginning; thence South 03°37'07" East, for a distance of 715.16 feet; thence South 26°37'45" West, for a distance of 355.08 feet to the Mean High Water Line of the Manatee River, as it was established by Wilson Miller & Associates, Inc. on February 12, 2003; thence along the said Mean High Water Line, the following twelve (12) courses: thence North 24°33'02" West, for a distance of 40.00 feet; thence North 31°22'44" West, for a distance of 38.56 feet; thence North 05°45'21" West, for a distance of 70.60 feet; thence North 47°23'02" West, for a distance of 104.78 feet; thence North 38°32'10" West, for a distance of 52.47 feet; thence North 62°08'42" West, for a distance of 127.77 feet; thence North 71°00'27" West, for a distance of 62.82 feet; thence North 56°20'18" West, for a distance of 56.19 feet; thence North 64°16'15" West, for a distance of 70.01 feet; thence North 66°00'14" West, for a distance of 109.74 feet; thence North 69°20'55" West, for a distance of 82.90 feet; thence South 70°48'36" West, for a distance of 100.75 feet; thence, leaving said Mean High Water Line, North 64°58'29" West, for a distance of 145.67 feet; thence North 20°11'38" East, for a distance of 222.78 feet; thence North 90°00'00" East for a distance of 121.37 feet; thence North 00°13'04" West for a distance of 293.60 feet; thence North 89°46'56" East, for a distance of 257.73 feet; thence North 00°13'04" West, for a distance of 30.00 feet; thence North 89°46'56" East, for a distance of 500.00 feet to the Point of Beginning, being and lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida.

LESS AND EXCEPT: PARCEL I

That certain real property submitted to condominium by that certain Declaration of Condominium of Laguna at Riviera Dunes I, A Condominium, in Official Records Book 1984, Page 4242 of the Public Records of Manatee County, Florida.

LEGAL DESCRIPTION: (SEE SHEET 5 OF 11)

Commence at the Southwest corner of Tract "H" of the plat of the NORTSHORE AT RIVIERA DUNES PHASE 1—A, according to the map or plat thereof, as recorded in Plat Book 35, page 19, of the public records of Manatee County, Florida, and run South for a distance of 98.69 feet; thence South 26°33'54" East, for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears South 13°16'57" East, a distance of 20.40 feet; thence South, for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears South 45°00'44" West, for a distance of 260.82 feet; thence North 89°58'32" West, for a distance of 549.45 feet; thence South 00°13'04" East for a distance of 454.75 feet; thence S 03°37'07" E for 297.23 feet; thence N 90°00'00" W for 10.02 feet to the Point of Beginning; thence N 90°00'00" W for 219.69 feet; thence S 26°45'39" W for 19.47 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 53°01'30" W; thence Southeasterly along a 15.00 foot radius curve leading the right through a central angle of 48°43'10" for an arc distance of 12.75 feet to a point of reverse curvature; thence Southerly along a 57.00 foot radius curve leading the left through a central angle of 11°44'40" for an arc distance of 11.68 feet to a point of tangency; thence S 00°00'00" W for 32.17 feet to a point of curvature; thence Southwesterly along a 50.00 foot radius curve leading the right through a central angle of 37°18'40" for an arc distance of 32.56 feet to a point of tangency; thence S 37°18'40" W for 48.87 feet to a point of curvature; thence Southwesterly and Northwesterly along a 25.00 foot radius curve leading the right through a central angle of 76°44'17" for an arc distance of 33.48 feet; thence S 37°18'40" W for 1.86 feet; thence S 52°05'54" E for 108.77 feet to a point of curvature; thence Southeasterly along a 252.20 foot radius leading the right through a central angle of 25°45'18" for an arc distance of 113.37 feet; thence N 63°40'02" E for 92.56 feet; thence S 90°00'00" E for 74.86 feet; thence N 03°37'07" W for 264.94 feet to the Point of Beginning, being and lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida.

LESS AND EXCEPT: PARCEL II

That certain real property submitted to condominium by that certain Declaration of Condominium of Laguna at Riviera Dunes II, A Condominium, in Official Records Book 2087, Page 6469 of the Public Records of Manatee County, Florida.

LEGAL DESCRIPTION: (SEE SHEET 6 OF 11)

Commence at the Southwest corner of Tract "H", NORTSHORE AT RIVIERA DUNES PHASE 1—A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run South for a distance of 98.69 feet; thence S 26°33'54" E, for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S 13°16'57" E, a distance of 20.40 feet; thence South, for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S 45°00'44" W, for a distance of 260.82 feet; thence N 89°58'32" W, for a distance of 549.45 feet; thence S 00°13'04" E for a distance of 454.75 feet; thence S 89°46'56" W for 10.02 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue S 89°46'56" W for 190.47 feet; thence S 00°00'00" W for 278.45 feet; thence S 30°59'05" W for 20.33 feet; thence S 90°00'00" E for 219.69 feet; thence N 03°37'07" W for 297.19 feet to the Point of Beginning, being and lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida.

DANJR
DWG BY:

Cad No. 110572

Laguna at Riviera Dunes

LESS AND EXCEPT: PARCEL III

That certain real property submitted to condominium by that certain Declaration of Condominium of Laguna at Riviera Dunes III, A Condominium, in Official Records Book 2166, Page 1285 of the Public Records of Manatee County, Florida.

LEGAL DESCRIPTION: (SEE SHEETS 7 & 8 OF 11)

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 1—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 Record Book 1652, Page 2365 and Official Record Book 1677, Page 1381 of said Public Records; thence along the East and South line of said Easement for the following two calls: (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 intersection of said Easement and the West back of curb of Riviera Dunes Way (Private), said point also being the point of curvature of a curve to the right, of which the radius point lies South 51°41'26" West, a radial distance of 40.00 feet; thence Southerly along the arc of said curve, through a central angle of 38°11'27", an arc length of 26.66 feet; thence South 00°07'07" East, a distance of 154.59 feet to the point of curvature of a non—tangent curve to the left of which the radius point lies North 89°50'58" East, a radial distance of 200.00 feet; thence Southeasterly along the arc of said curve through a central angle of 65°33'39", an arc length of 228.85 feet; thence South 65°42'41" East, a distance of 97.29 feet to the point of curvature of a curve to the right having a radius of 256.00 feet and a central angle of 13°36'47"; thence Southeasterly along the arc of said curve, an arc length of 60.82 feet; thence South 52°05'54" East, a distance of 4.29 feet to the Point of Beginning; thence continue South 52°05'54" East, a distance of 111.40 feet to the point of curvature of a curve to the right having a radius of 226.00 feet and a central angle of 27°56'05"; thence Southeasterly along the arc of said curve, an arc length of 110.19 feet; thence South 24°09'49" East, a distance of 197.00 feet to the point of curvature of a non—tangent curve to the left of which the radius point lies North 65°45'13" East, a radial distance of 88.50 feet; thence Southeasterly along the arc of said curve, through a central angle of 24°11'01", an arc length of 37.75 feet; thence South 40°59'14" West, a distance of 44.20 feet; thence South 61°39'35" West, a distance of 88.33 feet to the mean high water line established on October 11, 2003; thence along said mean high water line for the following six (6) calls; (1) thence North 05°45'21" West, a distance of 14.89 feet; (2) thence North 47°23'02" West, a distance of 104.78 feet; (3) thence North 38°32'10" West, a distance of 52.47 feet; (4) thence North 62°08'42" West, a distance of 127.77 feet; (5) thence North 71°00'27" West, a distance of 62.82 feet; (6) thence North 56°20'18" West, a distance of 8.66 feet; thence North 35°41'52" East, a distance of 246.22 feet to the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 87°47'47"; thence Northerly along the arc of said curve, a distance of 30.65 feet to the Point of Beginning.

LESS & EXCEPT: PARCEL IV

That certain real property submitted to condominium by that certain Declaration of Condominium of Laguna at Riviera Dunes IV, A Condominium, in Official Records Book 2180, Page 7033 of the Public Records of Manatee County, Florida.

LEGAL DESCRIPTION: (SEE SHEETS 9 & 10 OF 11)

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 two calls: (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 intersection of said Easement and the West back of curb of Riviera Dunes Way (Private), said point also being the point of curvature of a curve to the right, of which the radius point lies South 51°41'26" West, a radial distance of 40.00 feet; thence Southerly along the arc of said curve, through a central angle of 38°11'27", an arc length of 26.66 feet; thence South 00°07'07" East, a distance of 154.59 feet to the point of curvature of a non tangent curve to the left of which the radius point lies North 89°50'58" East, a radial distance of 200.0 feet; thence Southeasterly along the arc of said curve, through a central angle of 32°14'05", an arc length of 112.52 feet to the Point of Beginning; thence continue Southeasterly along the arc of said curve, through a central angle of 33°19'34", an arc length of 116.33 feet; thence South 65°42'41" East, a distance of 97.29 feet to the point of curvature of a curve to the right having a radius of 256.00 feet and a central angle of 13°36'47"; thence Southeasterly along the arc of said curve, an arc length of 60.82 feet; thence South 52°05'54" East, a distance of 4.29 feet to the point of curvature of a curve to the right having a radius of 20.00 feet and a central angle of 87°47'47"; thence Southerly along the arc of said curve, an arc length of 30.65 feet; thence South 35°41'52" West, a distance of 246.22 feet to the mean high water line established on October 11, 2003; thence along said mean high water line for the following four (4) calls; (1) thence North 56°20'18" West, a distance of 47.53 feet; (2) thence North 64°16'15" West, a distance of 70.01 feet; (3) thence North 66°00'14" West, a distance of 109.74 feet; (4) thence North 69°20'55" West, a distance of 2.11 feet; thence North 03°28'09" East, a distance of 40.98 feet; 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; thence Northerly along the arc of said curve, through a central angle of 41°23'08", an arc length of 38.27 feet; 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" thence Northeasterly along the arc of said curve, an arc length of 115.73 feet; 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"; thence Northerly along the arc of said curve, an arc length of 41.68 feet to the Point of Beginning.

DWG BY: DANJR
Cad No: 110572

Laguna at Riviera Dunes

LESS & EXCEPT: PARCEL V
LEGAL DESCRIPTION: (SEE SHEET 11 OF 11)

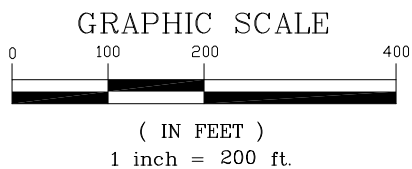
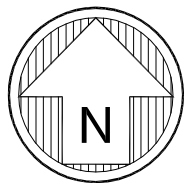
A tract of land lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida and described as follows:

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.

Cad No. 110572 DWG BY: DANJR

Laguna at Riviera Dunes



POINT OF COMMENCEMENT

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

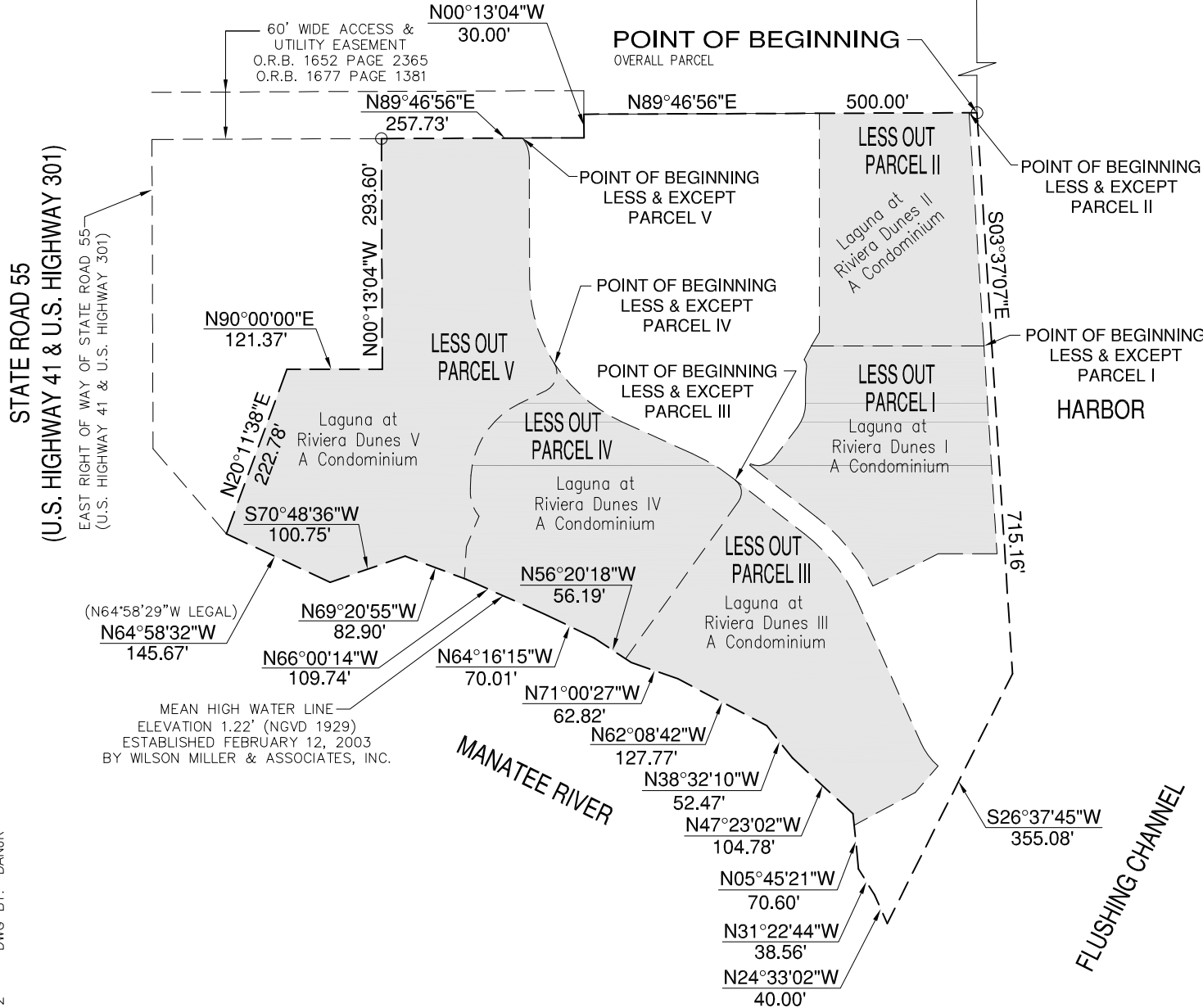
(SOUTH)
S00°00'00"E
98.69'
S26°33'54"E
30.66'
A=26°33'54"
R=44.00'
L=20.40'
S00°00'00"E
232.00'
A=90°01'28"
R=166.00'
L=260.82'

N89°58'32"W
549.45'

S00°13'04"E
454.75'

POINT OF BEGINNING

OVERALL PARCEL



LEGAL DESCRIPTION

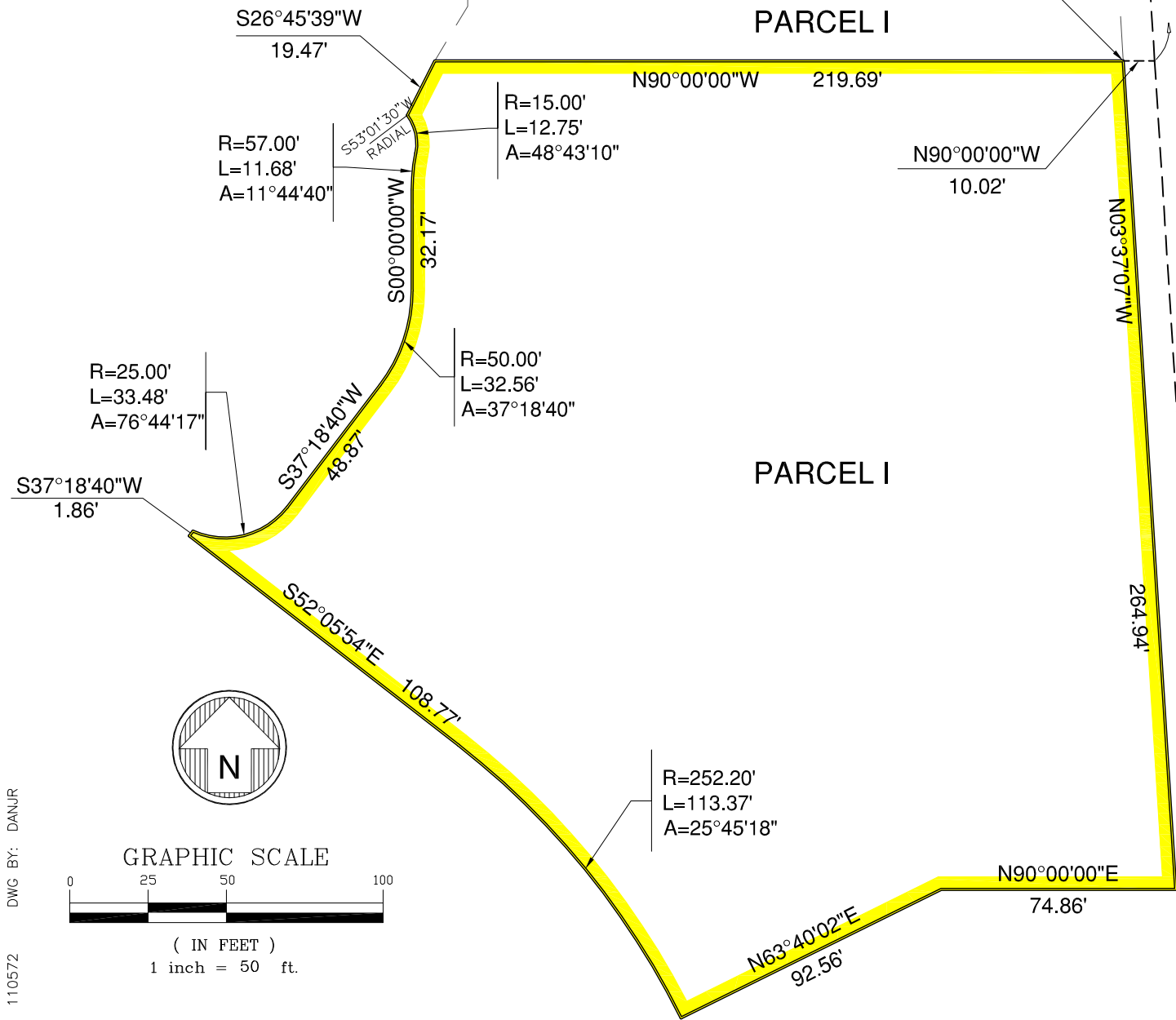
Laguna at Riviera Dunes

SEE SHEET 4 OF 11
FOR CONTINUATION

PARCEL II

PONT OF BEGINNING
LESS OUT
PARCEL I

PARCEL I



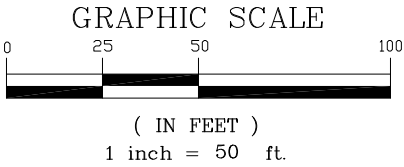
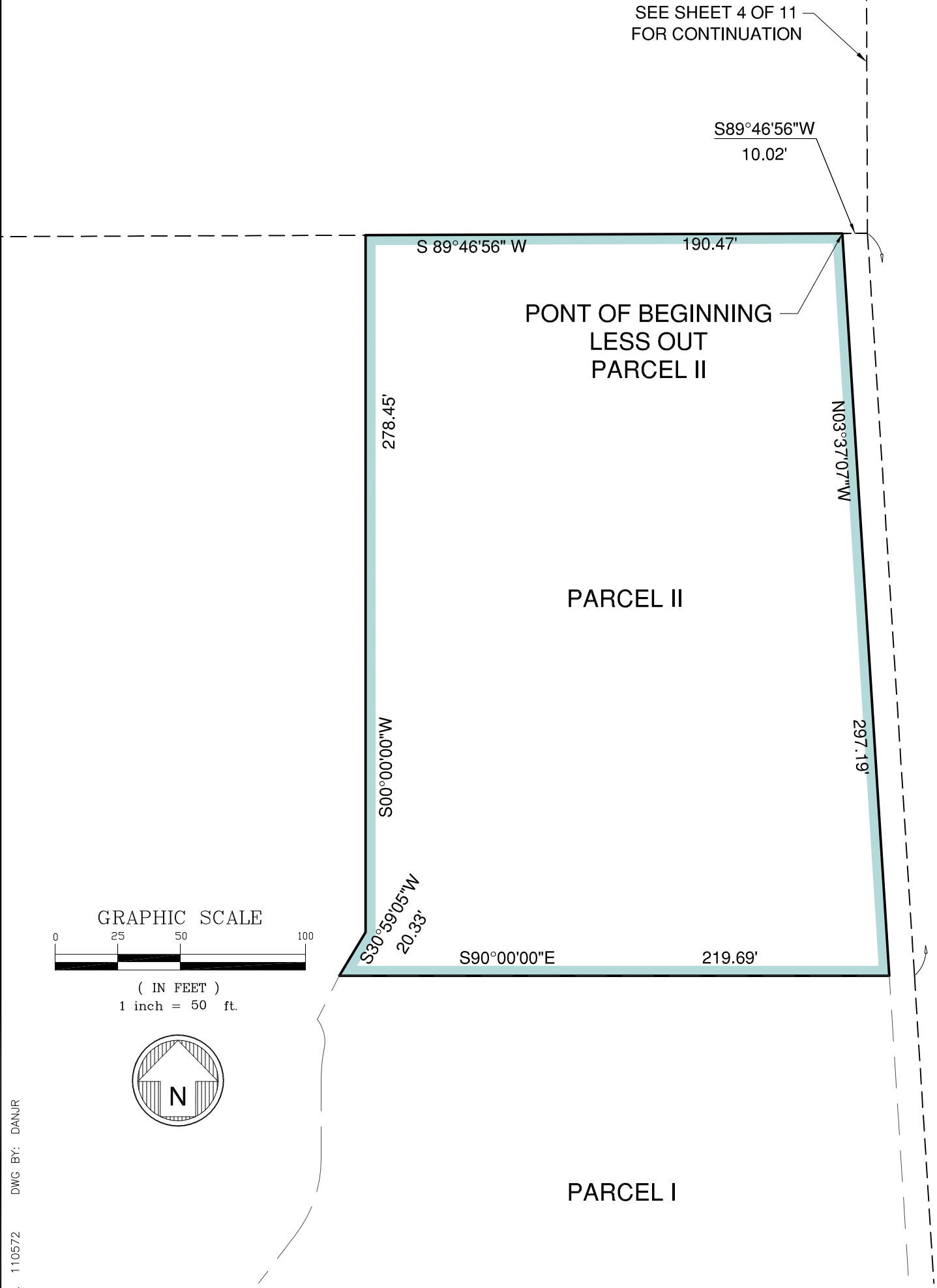
LEGAL DESCRIPTION

EXHIBIT A

SHEET 5 OF 11

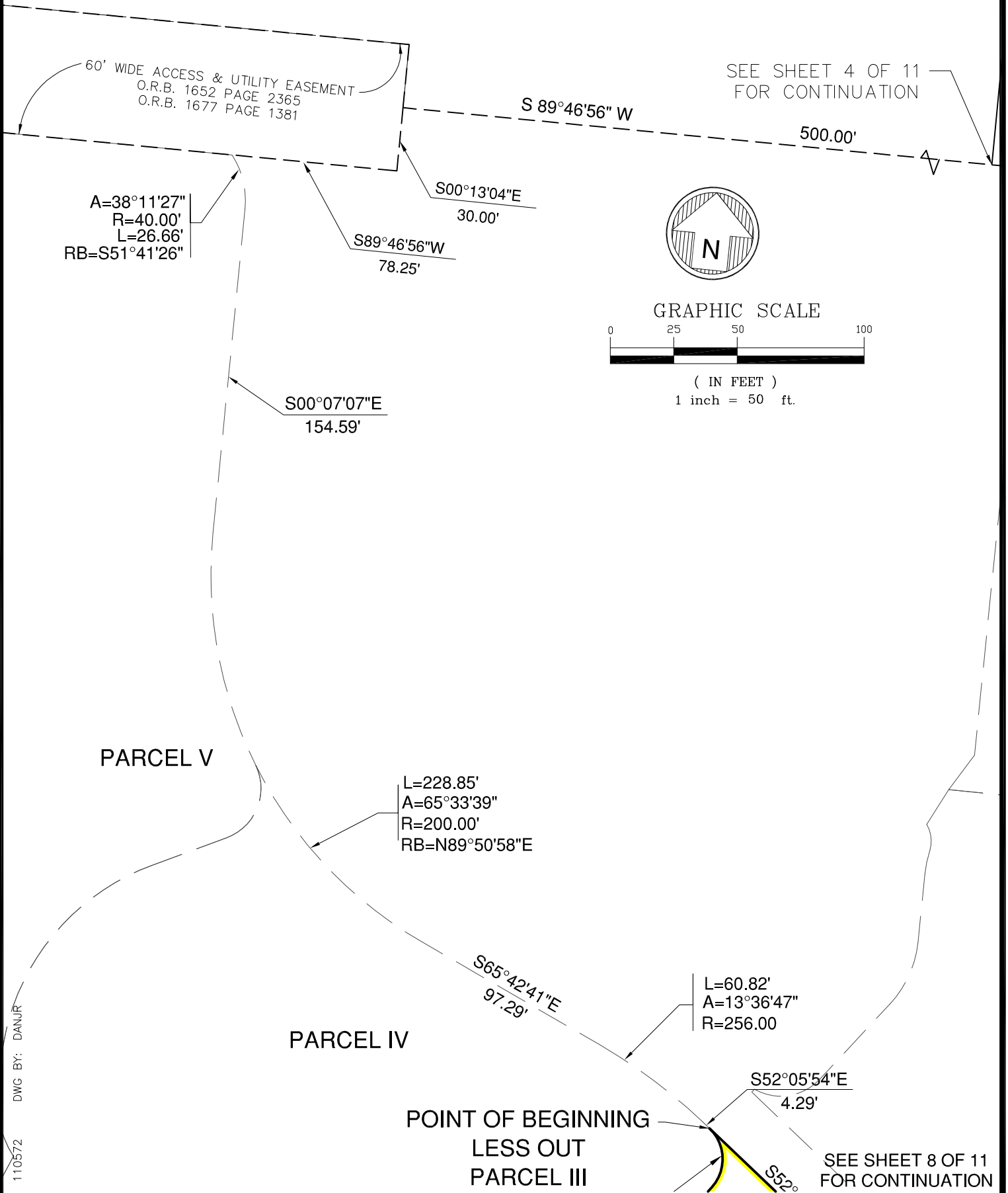
Laguna at Riviera Dunes

SEE SHEET 4 OF 11
FOR CONTINUATION



LEGAL DESCRIPTION

Laguna at Riviera Dunes



LEGAL DESCRIPTION

Laguna at Riviera Dunes

PARCEL II

PARCEL I

PARCEL III

PARCEL IV

SEE SHEET 7 OF 11
FOR CONTINUATION

L=228.85'
A=65°33'39"
R=200.00'
RB=N89°50'58"E

L=60.82'
A=13°36'47"
R=256.00

S52°05'54"E
4.29'

S52°05'54"E
111.40'

L=110.19'
A=27°56'05"
R=226.00'

S24°09'49"E
197.00'

44.20'

S40°59'14"W
88.33'

L=37.35'
A=24°20'43"
R=87.91'
RB=N65°45'13"E

N05°45'21"W
14.89'

104.78'

N47°23'02"W
104.78'

N38°32'10"W
52.47'

127.77'

N62°08'42"W
127.77'

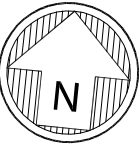
N71°00'27"W
62.82'

N56°20'18"W
8.66'

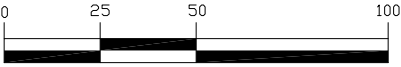
N35°41'52"E
246.22'

L=30.65'
A=87°47'47"
R=20.00'

POINT OF BEGINNING
LESS OUT
PARCEL III



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

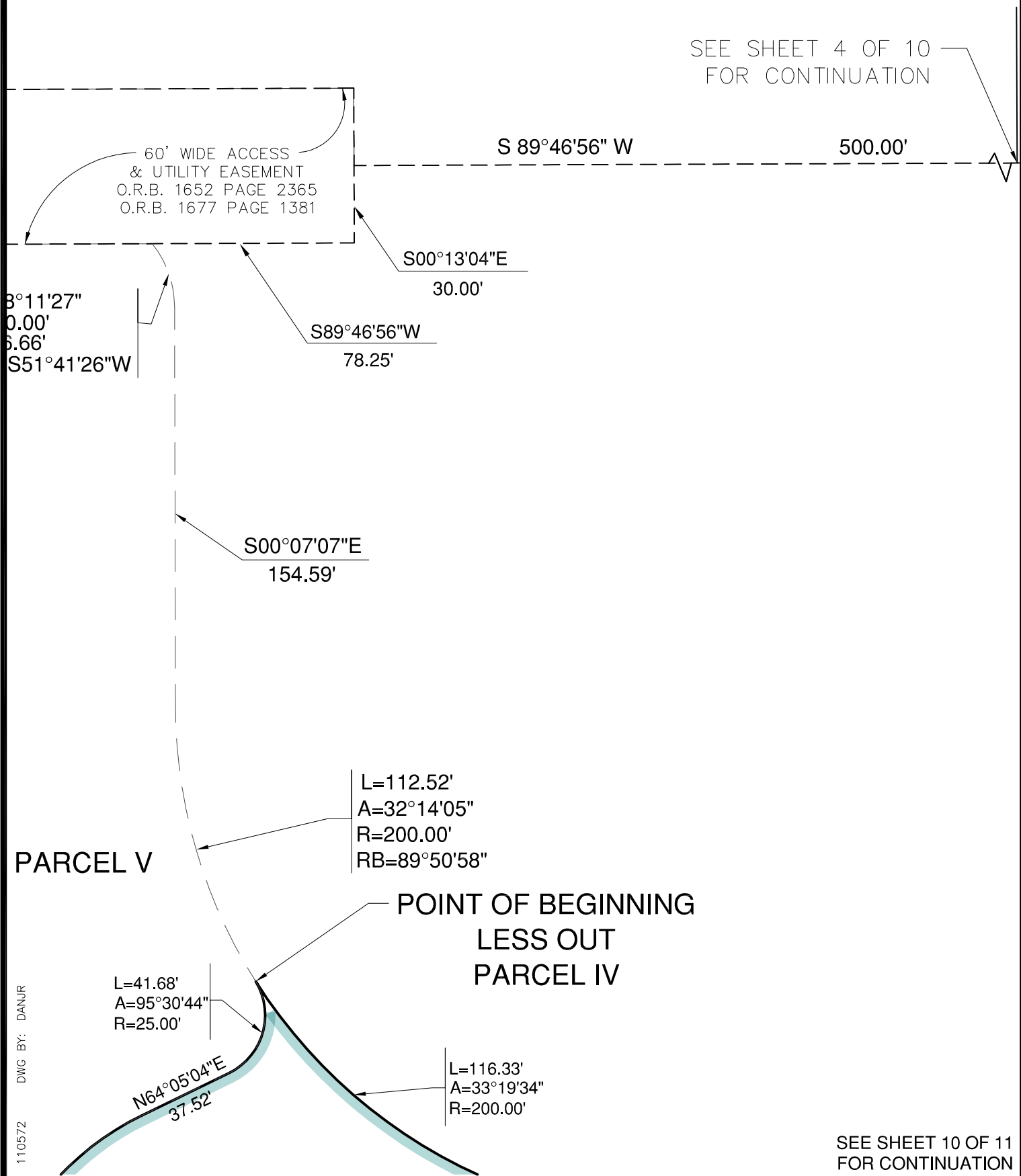
MEAN HIGH WATER LINE
ELEVATION 1.22' (NGVD 1929)
ESTABLISHED FEBRUARY 12, 2003
BY WILSON MILLER & ASSOCIATES, INC.

LEGAL DESCRIPTION

EXHIBIT A

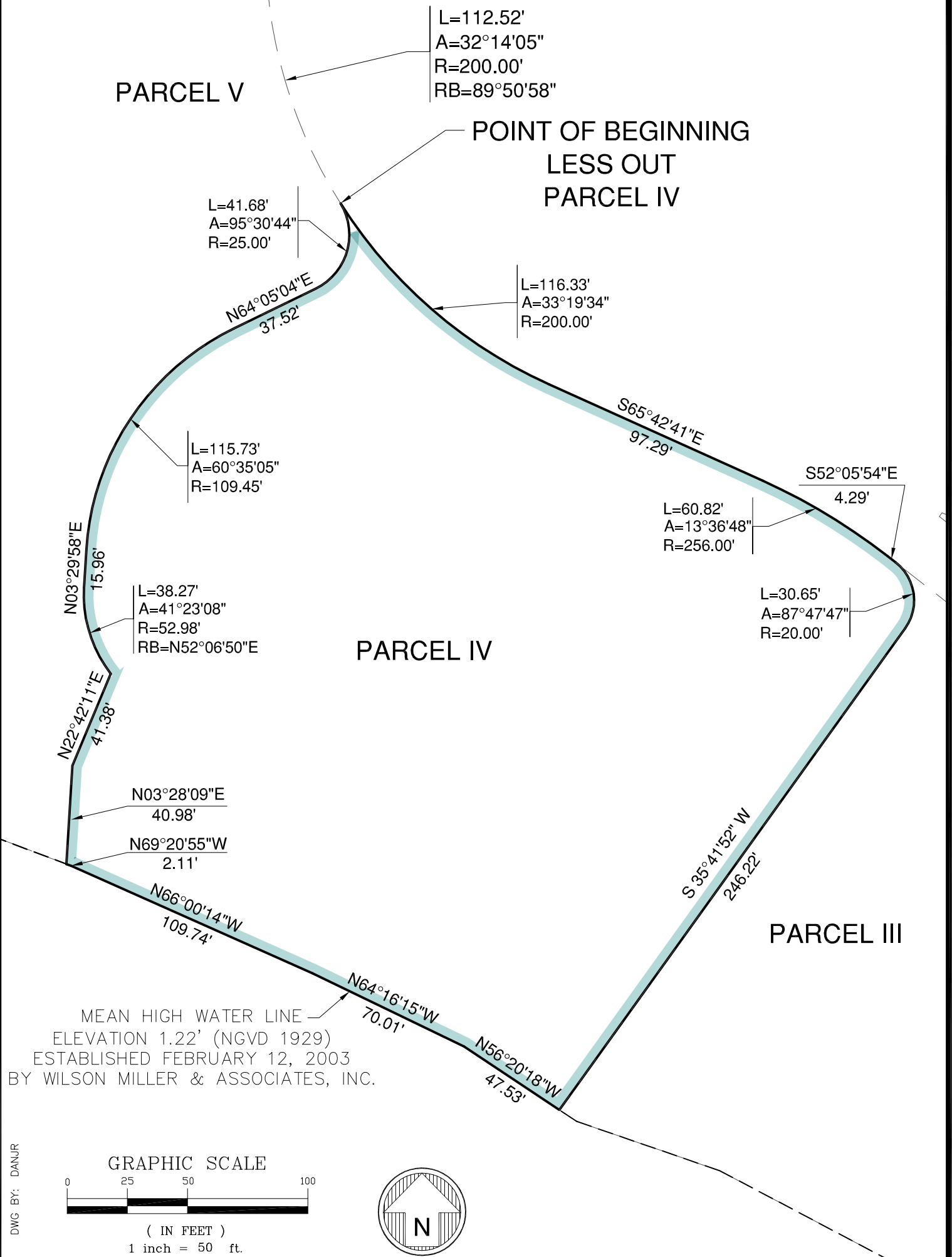
SHEET 8 OF 11

Laguna at Riviera Dunes

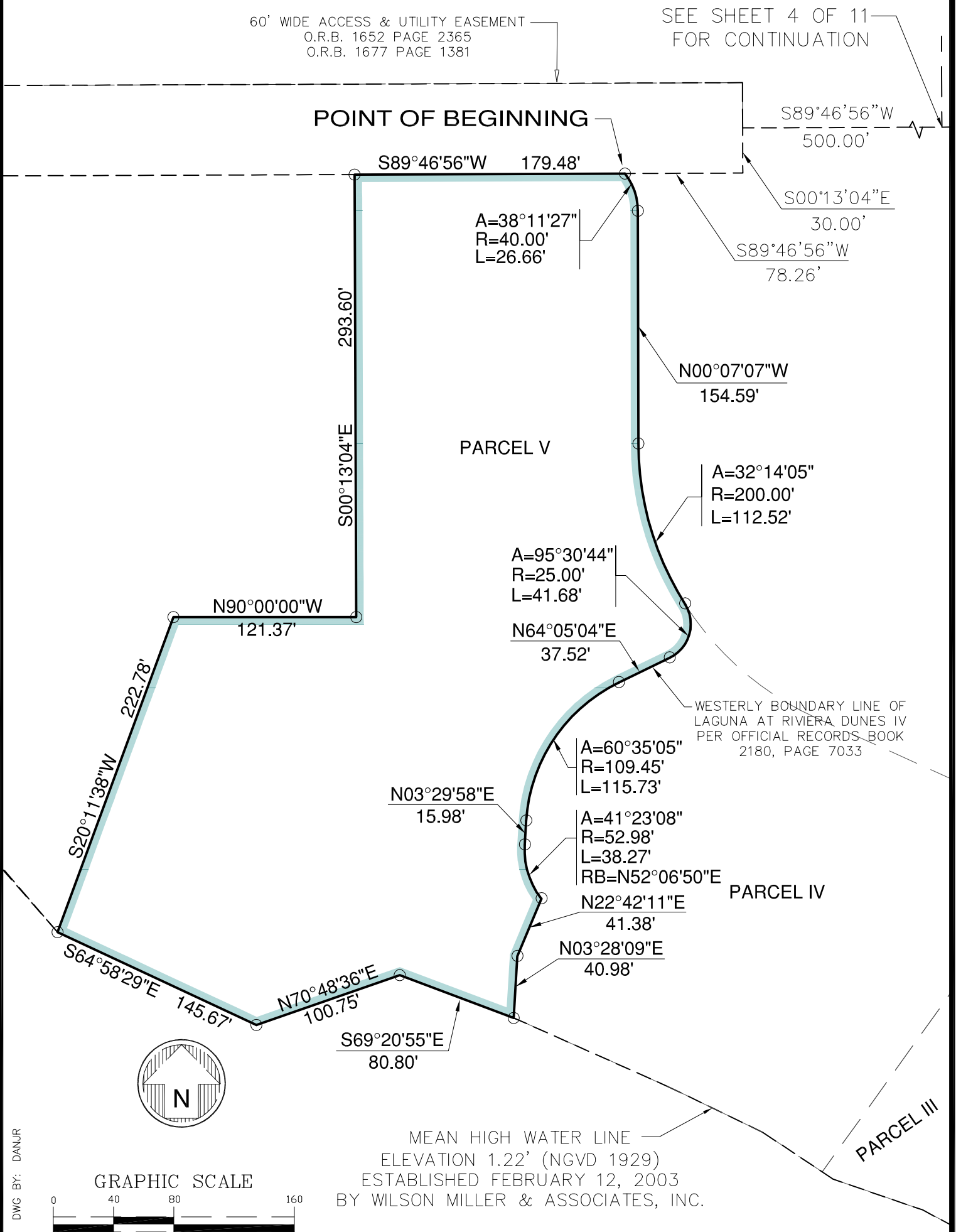


LEGAL DESCRIPTION

Laguna at Riviera Dunes



Laguna at Riviera Dunes



LEGAL DESCRIPTION

EXHIBIT A

SHEET 11 OF 11