

PHASE I

A SUBDIVISION

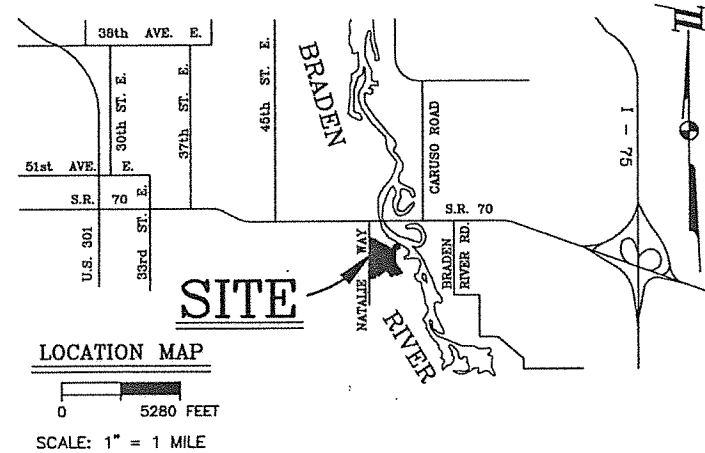
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89°42'59" W, ALONG THE SOUTH LINE OF SAID N.W. 1/4, A DISTANCE OF 1231.41 FEET TO AN INTERSECTION WITH THE EAST LINE OF NATALIE WAY; THENCE N 00°20'33" E, ALONG SAID EAST LINE, A DISTANCE OF 261.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) N 00°20'33" E, A DISTANCE OF 944.93 FEET; (2) S 89°43'27" E, A DISTANCE OF 20.00 FEET; (3) N 00°20'33" E, A DISTANCE OF 303.24 FEET TO THE POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°39'27" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'54", A DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'21", A DISTANCE OF 94.21 FEET TO A POINT OF TANGENCY; THENCE S 62°00'00" E, A DISTANCE OF 645.61 FEET; THENCE N 28°00'00" E, A DISTANCE OF 163.35 FEET; THENCE N 85°56'00" E, A DISTANCE OF 68.67 FEET; THENCE S 80°30'00" E, A DISTANCE OF 54.12 FEET; THENCE S 30°05'00" E, A DISTANCE OF 57.82 FEET; THENCE S 24°40'00" E, A DISTANCE OF 34.70 FEET; THENCE S 27°30'00" W, A DISTANCE OF 55.29 FEET; THENCE N 62°30'00" W, A DISTANCE OF 20.00 FEET; THENCE S 86°00'00" W, A DISTANCE OF 35.41 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET; THENCE WESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103°18'58", A DISTANCE OF 140.65 FEET; THENCE S 71°00'00" W, A DISTANCE OF 4.25 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 71°00'00" W, AT A DISTANCE OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°20'33", A DISTANCE OF 42.20 FEET TO A POINT OF TANGENCY; THENCE S 00°20'33" W, A DISTANCE OF 248.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'33", A DISTANCE OF 94.27 FEET TO A POINT OF TANGENCY; THENCE S 35°40'00" E, A DISTANCE OF 267.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 47.06 FEET; THENCE N 89°42'57" W, A DISTANCE OF 50.00 FEET; THENCE S 00°17'03" W, A DISTANCE OF 26.01 FEET; THENCE S 72°40'00" W, A DISTANCE OF 105.35 FEET; THENCE N 89°42'57" W, A DISTANCE OF 22.29 FEET; THENCE N 00°17'03" E, A DISTANCE OF 7.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 36.08 FEET; THENCE S 67°51'56" W, A DISTANCE OF 129.06 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 67°51'56" W, AT A DISTANCE OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'07", A DISTANCE OF 39.13 FEET; THENCE N 89°42'57" W, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 89°42'57" W, AT A DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 31.37 FEET TO A POINT OF TANGENCY; THENCE N 35°40'00" W, A DISTANCE OF 191.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE S 54°20'00" W, A DISTANCE OF 280.00 FEET; THENCE N 35°40'00" W, A DISTANCE OF 71.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 142°43'56", A DISTANCE OF 49.82 FEET; THENCE S 00°20'33" W, A DISTANCE OF 42.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'30", A DISTANCE OF 117.73 FEET TO A POINT OF TANGENCY; THENCE N 89°42'57" W, A DISTANCE OF 105.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'30", A DISTANCE OF 39.24 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 18.60 ACRES, MORE OR LESS.



CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 45, PAGES 1, 2, 3, 4, 5, 6 AND 7, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 19th DAY OF October, 2004.



CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 19th DAY OF October, 2004.

ATTEST:
R. B. SHORE
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
CHAIRMAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE UNDERSIGNED, HARBORAGE ON BRADEN RIVER V, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT ENTITLED "HARBORAGE ON BRADEN RIVER PHASE I", TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT TRADED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS THE FOLLOWING STREETS, RIGHTS OF WAY, THOROUGHFARES IDENTIFIED AS "PUBLIC-CDD R/W" AS DEPICTED ON THIS PLAT.

2. TO MANATEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, THE FOLLOWING:

A. NON-EXCLUSIVE UTILITY EASEMENTS IDENTIFIED AS "PUBLIC UTILITY EASEMENT" AS DEPICTED ON THIS PLAT.

B. A NON-EXCLUSIVE EASEMENT TO USE ALL STREETS, RIGHTS OF WAY AND THOROUGHFARES IDENTIFIED AS "PUBLIC-CDD R/W" AS DEPICTED ON THIS PLAT FOR MAINTENANCE AND EMERGENCY PERSONNEL.

C. ALL POTABLE WATER LINES, SANITARY SEWER LINES, PUMP STATIONS, FIRE HYDRANTS AND RELATED APPURTENANCES.

AS DEPICTED ON THIS PLAT, UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, THE LIMITED LIABILITY COMPANY HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS THE 4th DAY OF October, 2004.

HARBORAGE ON BRADEN RIVER V, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: James R. Schier
JAMES R. SCHIER, MANAGER

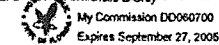
WITNESSES:

Michelle E. Gray (SIGNATURE) Sheryl Galea (SIGNATURE)
Michelle E. Gray (PRINT NAME) Sheryl Galea (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING INSTRUMENT WAS SWORN AND SUBSCRIBED BEFORE ME THIS 4th DAY OF October, 2004, JAMES R. SCHIER, AS MANAGER OF HARBORAGE ON BRADEN RIVER V, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO ACKNOWLEDGED BEFORE ME THAT THE SAME WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED UNDER AUTHORITY DULY VESTED IN HIM BY SAID LIMITED LIABILITY COMPANY.

Michelle E. Gray
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: 9/27/06

(STAMP)

CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE DEDICATIONS TO HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT ACCEPTED AT AN OPEN MEETING OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

THIS 10th DAY OF June, 2004, HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

ATTEST:

BY: Karen L. Byrnes (SIGNATURE) BY: James R. Schier (SIGNATURE)
KAREN L. BYRNES, ASSISTANT SECRETARY JAMES R. SCHIER, CHAIRMAN



ZOLLER, NAJJAR & SHROYER, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER, PHASE I

A SUBDIVISION

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDACERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED, THE PERMANENT CONTROL POINTS, AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: 09/20/04SIGNATURE: 

R.E.M. EDGERTON
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 4292
CERTIFICATE OF AUTHORIZATION # LB6982

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS, INCLUDING: (a) EASEMENTS WITHIN ALL STREETS, RIGHTS OF WAY AND THOROUGHFARES IDENTIFIED AS "PUBLIC -CDD R/W" AND (b) EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ON ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING PRIVATE SURFACE AND UNDERGROUND DRAINAGE, AND ACCOMMODATING BOTH PUBLIC AND PRIVATE UNDERGROUND UTILITIES INCLUDING ANY PRIVATE IRRIGATION SYSTEM, WATER DELIVERY SYSTEM AND STORMWATER CONTROL SYSTEM SERVING THE SUBDIVISION. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, INTERNET AND COMMUNICATION SERVICES; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION, INTERNET AND COMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES.

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89° 42' 59" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "AE" AND "X", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0353 C, DATED MARCH 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K-186" ELEVATION EQUALS 23.041, AS PUBLISHED.
5. HARBORAGE AVENUE, CONCH ISLAND DRIVE, MALLORY SQUARE DRIVE, SIMONTON STREET, WHITEHEAD STREET AND DUVAL STREET RIGHTS OF WAY ARE PUBLIC ROADS AND ARE MAINTAINED BY CDD (COMMUNITY DEVELOPMENT DISTRICT). TRACTS "A", "B" AND "C" ARE OPEN SPACE AREAS, TRACT "RA" IS A RECREATION AREA, TRACT "IG" IS A IRRIGATION PUMP AREA AND ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983/90. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL SURVEY OF 1988. (HAVING A SCALE FACTOR OF 0.999970)

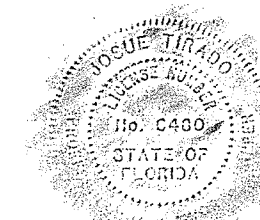
CERTIFICATE OF APPROVAL
OF THE COUNTY SURVEYORSTATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.

9/21/04

DATE


Josué Tirado
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 6480
MANATEE COUNTY SURVEYOR

ZOLLER, NAJJAR & SHROYER, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

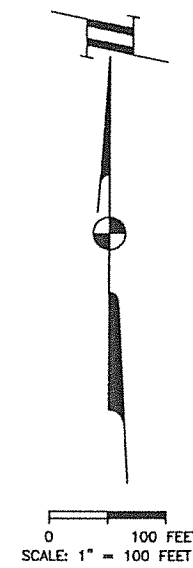
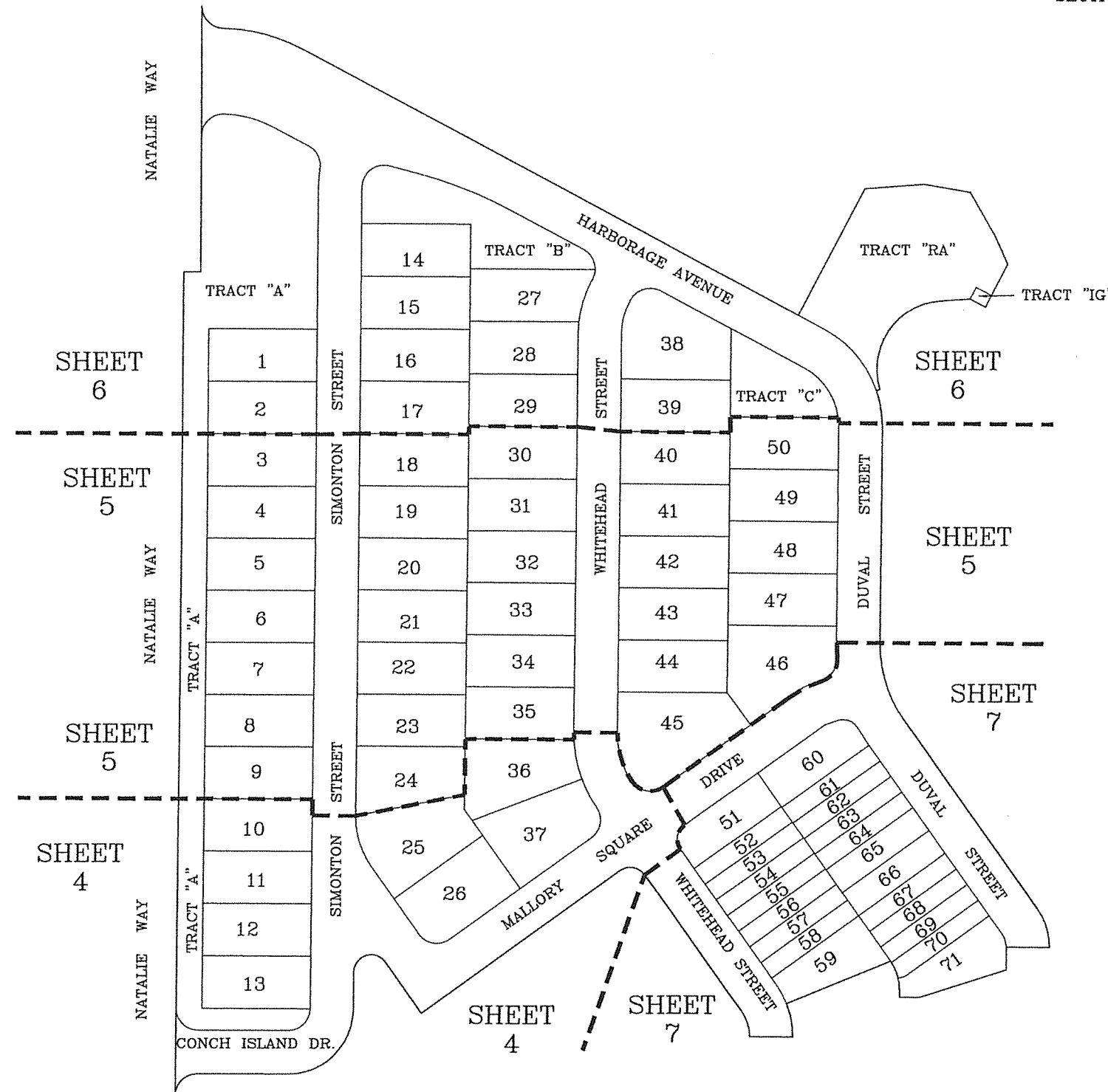
KEY / IDENTIFICATION MAP

HARBORAGE ON BRADEN RIVER, PHASE I

A SUBDIVISION

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



ZOLLER, NAJJAR & SHROYER, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

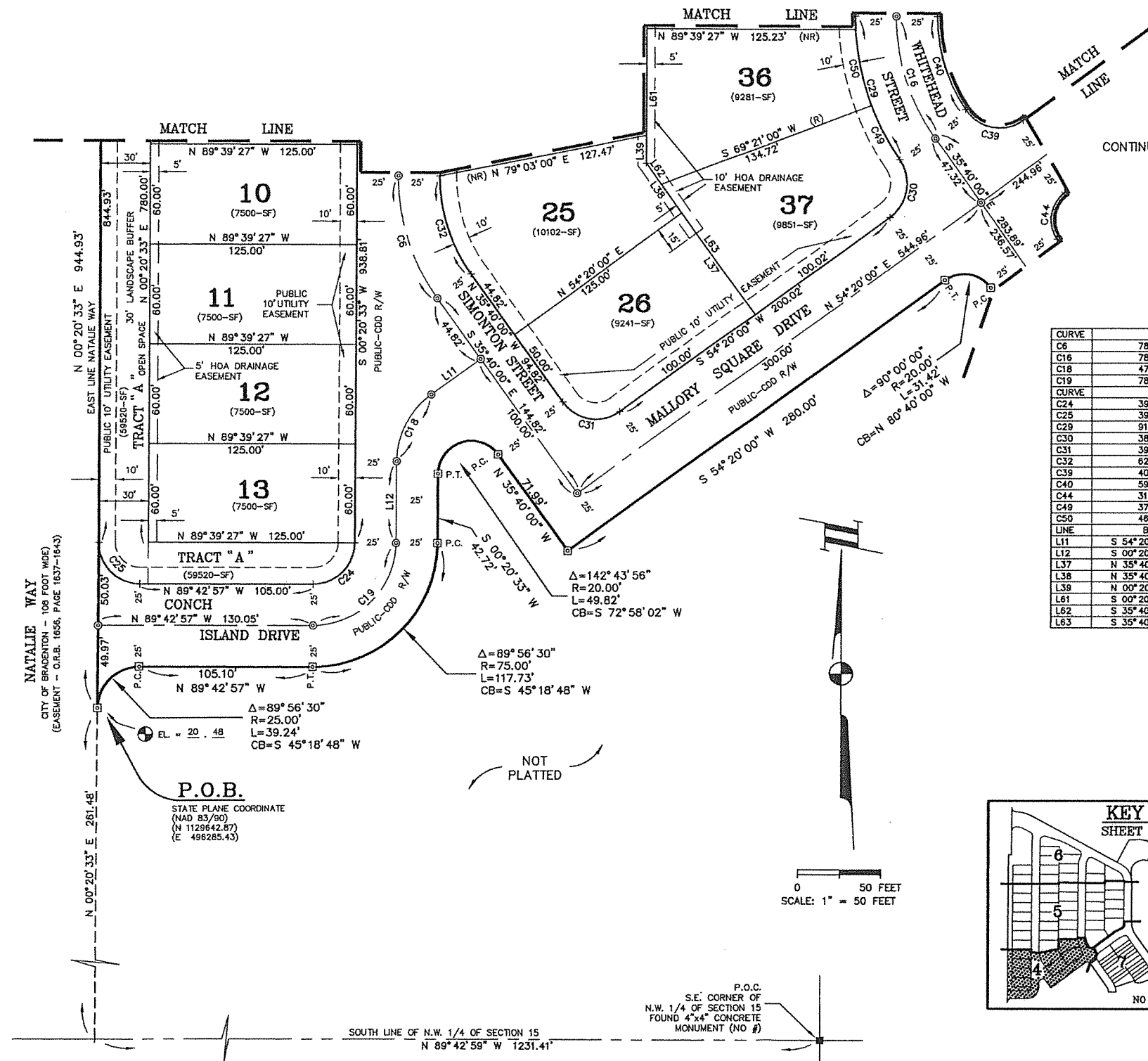
HARBORAGE ON BRADEN RIVER, PHASE I

A SUBDIVISION

IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

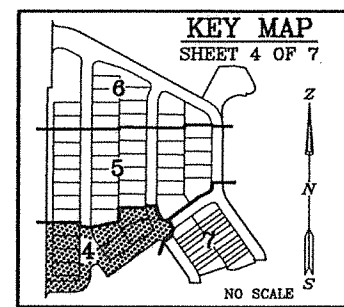
CONTINUED ON SHEET 5 OF 7

CONTINUED ON SHEET 7 OF 7



CURVE AND LINE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C6	78.56	36°00'33"	125.00	77.27	S 17°39'44" E	40.63
C16	78.56	36°00'33"	125.00	77.27	S 17°39'44" E	40.63
C18	47.12	53°59'27"	50.00	45.39	S 27°20'17" W	25.47
C19	78.49	89°56'17"	50.00	70.67	S 45°18'54" W	49.95
CURVE	ARC	DELTA	RADIUS	CHORD BEARING		
C24	39.24	89°56'05"	25.00	S 45°18'48" W		
C25	39.30	90°03'30"	25.00	N 44°41'12" W		
C29	91.97	35°07'51"	150.00	S 17°13'23" E		
C30	38.89	89°07'18"	25.00	S 09°46'21" W		
C31	39.27	90°00'00"	25.00	N 80°40'00" W		
C32	62.85	36°00'33"	100.00	N 17°39'43" W		
C39	40.16	92°02'59"	25.00	N 79°38'31" W		
C40	59.27	33°57'34"	100.00	N 16°38'14" W		
C44	31.42	90°00'00"	20.00	N 09°20'00" E		
C49	37.01	14°08'18"	150.00	N 27°43'09" W		
C50	46.70	17°50'16"	150.00	N 11°43'52" W		
LINE	BEARING	DISTANCE				
L11	S 54°20'00" W	36.63				
L12	S 00°20'33" W	49.64				
L37	N 35°40'00" W	75.00				
L38	N 35°40'00" W	36.69				
L39	N 00°20'33" E	16.84				
L61	S 00°20'33" W	81.12				
L62	S 35°40'00" E	15.60				
L63	S 35°40'00" E	96.09				

- LEGEND:**
- - 4"x4" CONCRETE MONUMENT FOUND (# AS NOTED)
 - ⊕ - PERMANENT REFERENCE MONUMENT SET
 - ⊙ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
 - ⊙ - PERMANENT CONTROL POINT (PK NAIL & DISK (P.C.P. # LB6982))
 - SF - AREA OF LOT IN SQUARE FEET
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - C# - CURVE # (SEE CURVE DATA TABLE)
 - L# - LINE # (SEE LINE DATA TABLE)
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.I. - POINT OF INTERSECTION
 - P.R.C. - POINT OF REVERSE CURVE
 - P.C.C. - POINT OF COMPOUND CURVE
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.C.P. - PERMANENT CONTROL POINT
 - REF. - REFERENCE
 - NGVD - NATIONAL GEODETIC VERTICAL DATUM
 - LB - LICENSED BUSINESS
 - R/W - RIGHT OF WAY
 - CDD - COMMUNITY DEVELOPMENT DISTRICT
 - HOA - HOMEOWNERS ASSOCIATION
 - (R) - RADIAL LINE
 - (NR) - NON-RADIAL LINE
 - EL. - ELEVATION
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - C - CHORD LENGTH
 - T - TANGENT LENGTH
 - CB - CHORD BEARING
 - TAN - TANGENT
 - NAD - NORTH AMERICAN DATUM
 - + - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
 - ⊕ - BENCHMARK (TOP OF MONUMENT) (ALSO SEE SHEET 6 OF 6)



0 50 FEET
SCALE: 1" = 50 FEET

P.O.C.
S.E. CORNER OF
N.W. 1/4 OF SECTION 15
FOUND 4"x4" CONCRETE
MONUMENT (NO #)

SOUTH LINE OF N.W. 1/4 OF SECTION 15
N 89°42'59" W 1231.41'

NATALIE WAY
CITY OF BRADENTON - 108 FOOT WIDE
(EASEMENT - O.R.B. 1656, PAGE 1637-1643)

P.O.B.
STATE PLANE COORDINATE
(NAD 83/90)
(N 1129642.87)
(E 496285.43)

NOT PLATTED

ZOLLER, NAJJAR & SHROYER, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

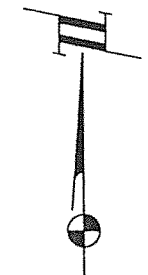
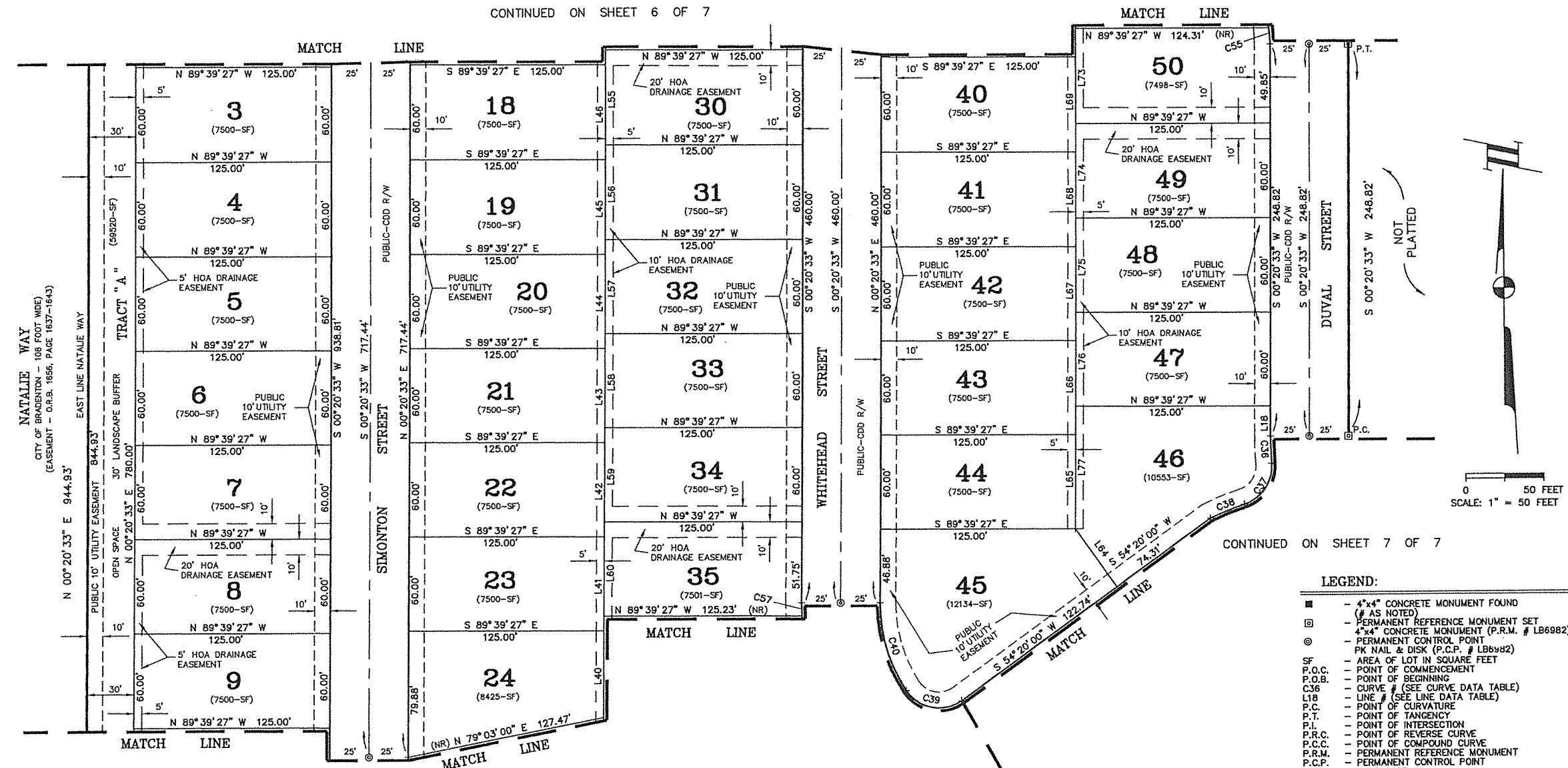
CURVE AND LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	ARC	DELTA	RADIUS	CHORD BEARING
L18	N 00° 20' 33" E	18.97	L60	S 00° 20' 33" W	60.00	C36	17.39	04° 58' 53"	200.00	S 02° 08' 54" E
L40	N 00° 20' 33" E	54.92	L64	N 35° 40' 00" W	45.54	C37	33.34	77° 06' 10"	25.00	S 33° 54' 44" W
L41	N 00° 20' 33" E	60.00	L65	N 00° 20' 33" E	60.00	C38	23.41	08° 49' 32"	152.00	S 68° 03' 03" W
L42	N 00° 20' 33" E	60.00	L66	N 00° 20' 33" E	60.00	C39	40.16	92° 02' 59"	25.00	N 79° 38' 31" W
L43	N 00° 20' 33" E	60.00	L67	N 00° 20' 33" E	60.00	C40	59.27	33° 57' 34"	100.00	N 16° 38' 14" W
L44	N 00° 20' 33" E	60.00	L68	N 00° 20' 33" E	60.00	C55	10.18	07° 46' 45"	75.00	N 03° 32' 50" W
L45	N 00° 20' 33" E	60.00	L69	N 00° 20' 33" E	60.00	C57	8.26	03° 09' 17"	150.00	S 01° 14' 05" E
L46	N 00° 20' 33" E	60.00	L73	S 00° 20' 33" W	60.00					
L55	S 00° 20' 33" W	60.00	L74	S 00° 20' 33" W	60.00					
L56	S 00° 20' 33" W	60.00	L75	S 00° 20' 33" W	60.00					
L57	S 00° 20' 33" W	60.00	L76	S 00° 20' 33" W	60.00					
L58	S 00° 20' 33" W	60.00	L77	S 00° 20' 33" W	78.02					
L59	S 00° 20' 33" W	60.00								

HARBORAGE ON BRADEN RIVER, PHASE I

A SUBDIVISION
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

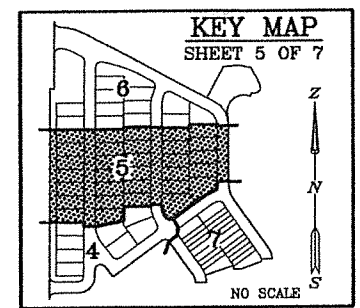
CONTINUED ON SHEET 6 OF 7



0 50 FEET
SCALE: 1" = 50 FEET

CONTINUED ON SHEET 7 OF 7

CONTINUED ON SHEET 4 OF 7



LEGEND:

- - 4"x4" CONCRETE MONUMENT FOUND (# AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- ⊕ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ⊙ - PERMANENT CONTROL POINT
- ⊙ - PK NAIL & DISK (P.C.P. # LB6982)
- SF - AREA OF LOT IN SQUARE FEET
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - POINT OF BEGINNING
- C36 - CURVE # (SEE CURVE DATA TABLE)
- L18 - LINE # (SEE LINE DATA TABLE)
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- REF. - REFERENCE
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- LB - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- CDD - COMMUNITY DEVELOPMENT DISTRICT
- HOA - HOMEOWNERS ASSOCIATION
- (R) - RADIAL LINE
- (NR) - NON-RADIAL LINE
- EL - ELEVATION
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- C - CHORD LENGTH
- T - TANGENT LENGTH
- CB - CHORD BEARING
- TAN - TANGENT
- NAD - NORTH AMERICAN DATUM
- + - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊕ - BENCHMARK (TOP OF MONUMENT) (SEE SHEETS 3 & 6 OF 6)

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER, PHASE I

A SUBDIVISION

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

LINE	BEARING	DISTANCE
D1	S 77° 00' 00" E	30.41
D2	S 69° 30' 00" E	458.60
D3	S 62° 00' 00" E	91.37
D4	N 28° 00' 00" E	36.83

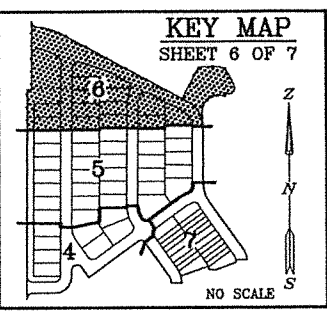
LINE	BEARING	DISTANCE
FM1	S 89° 39' 27" E	22.74
FM2	N 72° 30' 00" E	42.71
FM3	S 61° 50' 00" E	139.86
FM4	N 59° 40' 00" E	37.92
FM5	S 75° 00' 00" E	101.11
FM6	S 67° 40' 00" E	62.40
FM7	S 62° 00' 00" E	283.36
FM8	S 28° 00' 00" W	8.50

CENTERLINE 20' CITY OF BRADENTON
PUBLIC DRAINAGE EASEMENT

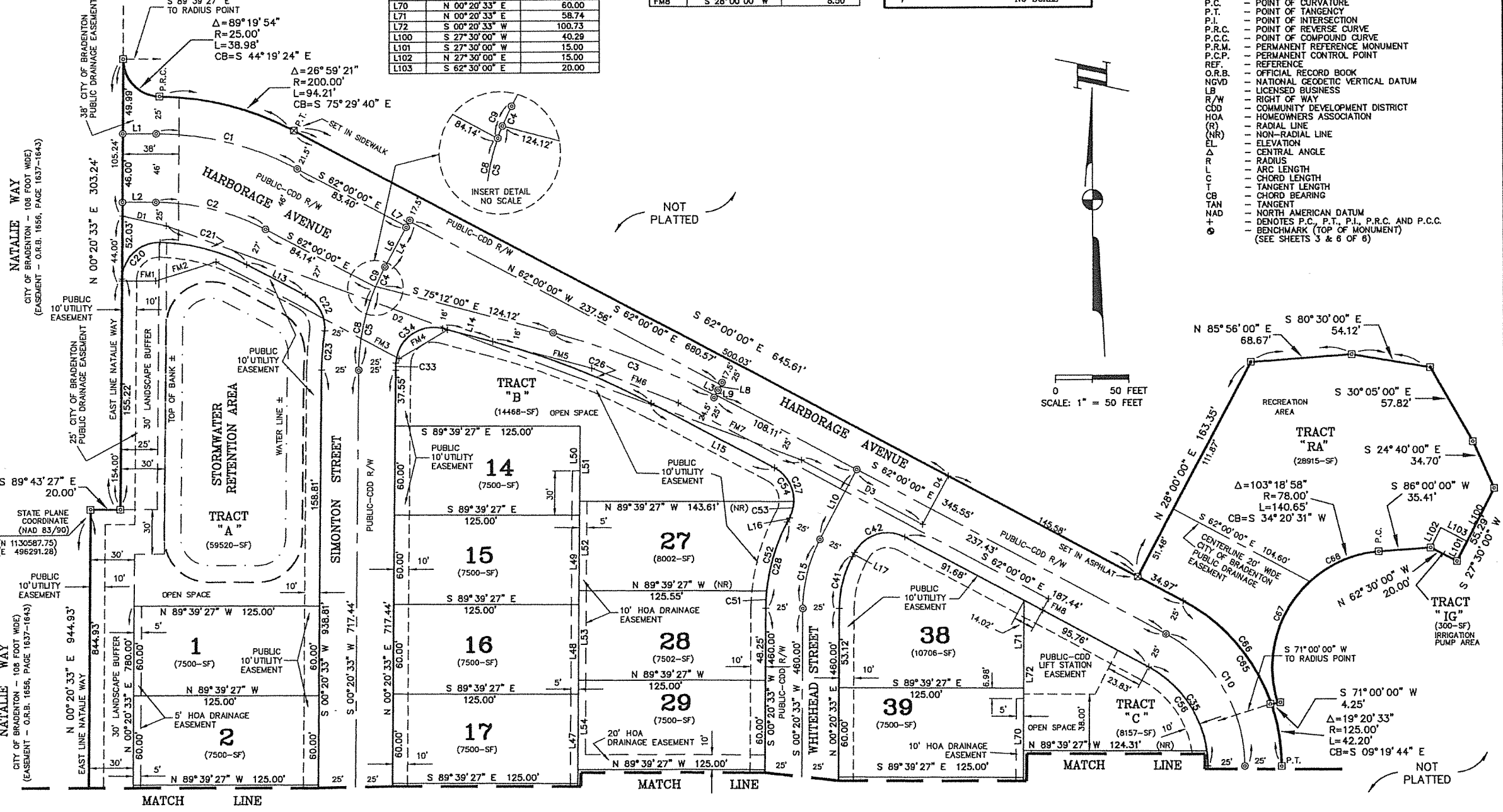
LINE	BEARING	DISTANCE
L1	S 89° 39' 27" E	22.54
L2	S 89° 39' 27" E	22.60
L3	N 28° 00' 00" E	4.50
L4	S 28° 00' 00" W	31.58
L5	N 28° 00' 00" E	31.08
L6	N 28° 00' 00" E	0.50
L7	N 28° 00' 00" E	4.00
L8	S 28° 00' 00" W	0.50
L9	S 28° 00' 00" W	53.19
L10	S 28° 00' 00" W	44.93
L11	S 62° 00' 00" E	35.00
L12	S 75° 12' 00" E	93.43
L13	S 28° 00' 00" W	3.19
L14	N 28° 00' 00" E	3.19
L15	N 00° 20' 33" E	60.00
L16	N 00° 20' 33" E	60.00
L17	N 00° 20' 33" E	60.00
L18	N 00° 20' 33" E	60.00
L19	N 00° 20' 33" E	60.00
L20	N 00° 20' 33" E	60.00
L21	N 00° 20' 33" E	60.00
L22	N 00° 20' 33" E	60.00
L23	N 00° 20' 33" E	60.00
L24	N 00° 20' 33" E	60.00
L25	N 00° 20' 33" E	60.00
L26	N 00° 20' 33" E	60.00
L27	N 00° 20' 33" E	60.00
L28	N 00° 20' 33" E	60.00
L29	N 00° 20' 33" E	60.00
L30	N 00° 20' 33" E	60.00
L31	N 00° 20' 33" E	60.00
L32	N 00° 20' 33" E	60.00
L33	N 00° 20' 33" E	60.00
L34	N 00° 20' 33" E	60.00
L35	N 00° 20' 33" E	60.00
L36	N 00° 20' 33" E	60.00
L37	N 00° 20' 33" E	60.00
L38	N 00° 20' 33" E	60.00
L39	N 00° 20' 33" E	60.00
L40	N 00° 20' 33" E	60.00
L41	N 00° 20' 33" E	60.00
L42	N 00° 20' 33" E	60.00
L43	N 00° 20' 33" E	60.00
L44	N 00° 20' 33" E	60.00
L45	N 00° 20' 33" E	60.00
L46	N 00° 20' 33" E	60.00
L47	N 00° 20' 33" E	60.00
L48	N 00° 20' 33" E	60.00
L49	N 00° 20' 33" E	60.00
L50	N 00° 20' 33" E	60.00
L51	N 00° 20' 33" E	60.00
L52	N 00° 20' 33" E	60.00
L53	N 00° 20' 33" E	60.00
L54	N 00° 20' 33" E	60.00
L55	N 00° 20' 33" E	60.00
L56	N 00° 20' 33" E	60.00
L57	N 00° 20' 33" E	60.00
L58	N 00° 20' 33" E	60.00
L59	N 00° 20' 33" E	60.00
L60	N 00° 20' 33" E	60.00
L61	N 00° 20' 33" E	60.00
L62	N 00° 20' 33" E	60.00
L63	N 00° 20' 33" E	60.00
L64	N 00° 20' 33" E	60.00
L65	N 00° 20' 33" E	60.00
L66	N 00° 20' 33" E	60.00
L67	N 00° 20' 33" E	60.00
L68	N 00° 20' 33" E	60.00
L69	N 00° 20' 33" E	60.00
L70	N 00° 20' 33" E	60.00
L71	N 00° 20' 33" E	60.00
L72	N 00° 20' 33" E	60.00
L73	N 00° 20' 33" E	60.00
L74	N 00° 20' 33" E	60.00
L75	N 00° 20' 33" E	60.00
L76	N 00° 20' 33" E	60.00
L77	N 00° 20' 33" E	60.00
L78	N 00° 20' 33" E	60.00
L79	N 00° 20' 33" E	60.00
L80	N 00° 20' 33" E	60.00
L81	N 00° 20' 33" E	60.00
L82	N 00° 20' 33" E	60.00
L83	N 00° 20' 33" E	60.00
L84	N 00° 20' 33" E	60.00
L85	N 00° 20' 33" E	60.00
L86	N 00° 20' 33" E	60.00
L87	N 00° 20' 33" E	60.00
L88	N 00° 20' 33" E	60.00
L89	N 00° 20' 33" E	60.00
L90	N 00° 20' 33" E	60.00
L91	N 00° 20' 33" E	60.00
L92	N 00° 20' 33" E	60.00
L93	N 00° 20' 33" E	60.00
L94	N 00° 20' 33" E	60.00
L95	N 00° 20' 33" E	60.00
L96	N 00° 20' 33" E	60.00
L97	N 00° 20' 33" E	60.00
L98	N 00° 20' 33" E	60.00
L99	N 00° 20' 33" E	60.00
L100	N 00° 20' 33" E	60.00
L101	N 00° 20' 33" E	60.00
L102	N 00° 20' 33" E	60.00
L103	N 00° 20' 33" E	60.00

CENTERLINE 10' PUBLIC-CDD
FORCE MAIN EASEMENT

LINE	BEARING	DISTANCE
L1	S 89° 39' 27" E	22.54
L2	S 89° 39' 27" E	22.60
L3	N 28° 00' 00" E	4.50
L4	S 28° 00' 00" W	31.58
L5	N 28° 00' 00" E	31.08
L6	N 28° 00' 00" E	0.50
L7	N 28° 00' 00" E	4.00
L8	S 28° 00' 00" W	0.50
L9	S 28° 00' 00" W	53.19
L10	S 28° 00' 00" W	44.93
L11	S 62° 00' 00" E	35.00
L12	S 75° 12' 00" E	93.43
L13	S 28° 00' 00" W	3.19
L14	N 28° 00' 00" E	3.19
L15	N 00° 20' 33" E	60.00
L16	N 00° 20' 33" E	60.00
L17	N 00° 20' 33" E	60.00
L18	N 00° 20' 33" E	60.00
L19	N 00° 20' 33" E	60.00
L20	N 00° 20' 33" E	60.00
L21	N 00° 20' 33" E	60.00
L22	N 00° 20' 33" E	60.00
L23	N 00° 20' 33" E	60.00
L24	N 00° 20' 33" E	60.00
L25	N 00° 20' 33" E	60.00
L26	N 00° 20' 33" E	60.00
L27	N 00° 20' 33" E	60.00
L28	N 00° 20' 33" E	60.00
L29	N 00° 20' 33" E	60.00
L30	N 00° 20' 33" E	60.00
L31	N 00° 20' 33" E	60.00
L32	N 00° 20' 33" E	60.00
L33	N 00° 20' 33" E	60.00
L34	N 00° 20' 33" E	60.00
L35	N 00° 20' 33" E	60.00
L36	N 00° 20' 33" E	60.00
L37	N 00° 20' 33" E	60.00
L38	N 00° 20' 33" E	60.00
L39	N 00° 20' 33" E	60.00
L40	N 00° 20' 33" E	60.00
L41	N 00° 20' 33" E	60.00
L42	N 00° 20' 33" E	60.00
L43	N 00° 20' 33" E	60.00
L44	N 00° 20' 33" E	60.00
L45	N 00° 20' 33" E	60.00
L46	N 00° 20' 33" E	60.00
L47	N 00° 20' 33" E	60.00
L48	N 00° 20' 33" E	60.00
L49	N 00° 20' 33" E	60.00
L50	N 00° 20' 33" E	60.00
L51	N 00° 20' 33" E	60.00
L52	N 00° 20' 33" E	60.00
L53	N 00° 20' 33" E	60.00
L54	N 00° 20' 33" E	60.00
L55	N 00° 20' 33" E	60.00
L56	N 00° 20' 33" E	60.00
L57	N 00° 20' 33" E	60.00
L58	N 00° 20' 33" E	60.00
L59	N 00° 20' 33" E	60.00
L60	N 00° 20' 33" E	60.00
L61	N 00° 20' 33" E	60.00
L62	N 00° 20' 33" E	60.00
L63	N 00° 20' 33" E	60.00
L64	N 00° 20' 33" E	60.00
L65	N 00° 20' 33" E	60.00
L66	N 00° 20' 33" E	60.00
L67	N 00° 20' 33" E	60.00
L68	N 00° 20' 33" E	60.00
L69	N 00° 20' 33" E	60.00
L70	N 00° 20' 33" E	60.00
L71	N 00° 20' 33" E	60.00
L72	N 00° 20' 33" E	60.00
L73	N 00° 20' 33" E	60.00
L74	N 00° 20' 33" E	60.00
L75	N 00° 20' 33" E	60.00
L76	N 00° 20' 33" E	60.00
L77	N 00° 20' 33" E	60.00
L78	N 00° 20' 33" E	60.00
L79	N 00° 20' 33" E	60.00
L80	N 00° 20' 33" E	60.00
L81	N 00° 20' 33" E	60.00
L82	N 00° 20' 33" E	60.00
L83	N 00° 20' 33" E	60.00
L84	N 00° 20' 33" E	60.00
L85	N 00° 20' 33" E	60.00
L86	N 00° 20' 33" E	60.00
L87	N 00° 20' 33" E	60.00
L88	N 00° 20' 33" E	60.00
L89	N 00° 20' 33" E	60.00
L90	N 00° 20' 33" E	60.00
L91	N 00° 20' 33" E	60.00
L92	N 00° 20' 33" E	60.00
L93	N 00° 20' 33" E	60.00
L94	N 00° 20' 33" E	60.00
L95	N 00° 20' 33" E	60.00
L96	N 00° 20' 33" E	60.00
L97	N 00° 20' 33" E	60.00
L98	N 00° 20' 33" E	60.00
L99	N 00° 20' 33" E	60.00
L100	N 00° 20' 33" E	60.00
L101	N 00° 20' 33" E	60.00
L102	N 00° 20' 33" E	60.00
L103	N 00° 20' 33" E	60.00



- LEGEND:**
- - 4"x4" CONCRETE MONUMENT FOUND (# AS NOTED)
 - - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
 - ⊗ - PERMANENT REFERENCE MONUMENT SET PK NAIL & DISK (P.R.M. # LB6982)
 - ⊙ - PERMANENT CONTROL POINT PK NAIL & DISK (P.C.P. # LB6982)
 - SF - AREA OF LOT IN SQUARE FEET
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.I. - POINT OF INTERSECTION
 - P.R.C. - POINT OF REVERSE CURVE
 - P.C.C. - POINT OF COMPOUND CURVE
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.C.P. - PERMANENT CONTROL POINT
 - REF. - REFERENCE
 - O.R.B. - OFFICIAL RECORD BOOK
 - NGVD - NATIONAL GEODETIC VERTICAL DATUM
 - LB - LICENSED BUSINESS
 - R/W - RIGHT OF WAY
 - CDD - COMMUNITY DEVELOPMENT DISTRICT
 - HOA - HOMEOWNERS ASSOCIATION
 - (R) - RADIAL LINE
 - (NR) - NON-RADIAL LINE
 - EL - ELEVATION
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - C - CHORD LENGTH
 - T - TANGENT LENGTH
 - CB - CHORD BEARING
 - TAN - TANGENT
 - NAD - NORTH AMERICAN DATUM
 - + - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
 - ⊕ - BENCHMARK (TOP OF MONUMENT) (SEE SHEETS 3 & 6 OF 6)



0 50 FEET
SCALE: 1" = 50 FEET

CONTINUED ON SHEET 5 OF 7

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER, PHASE I

A SUBDIVISION

IN

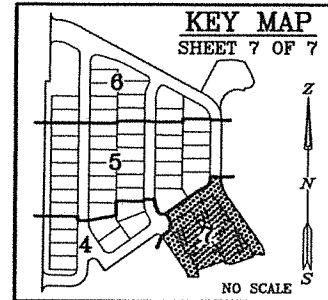
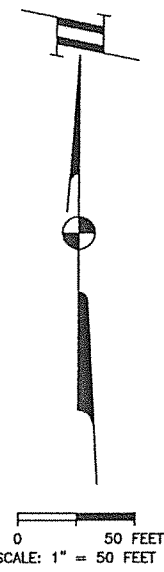
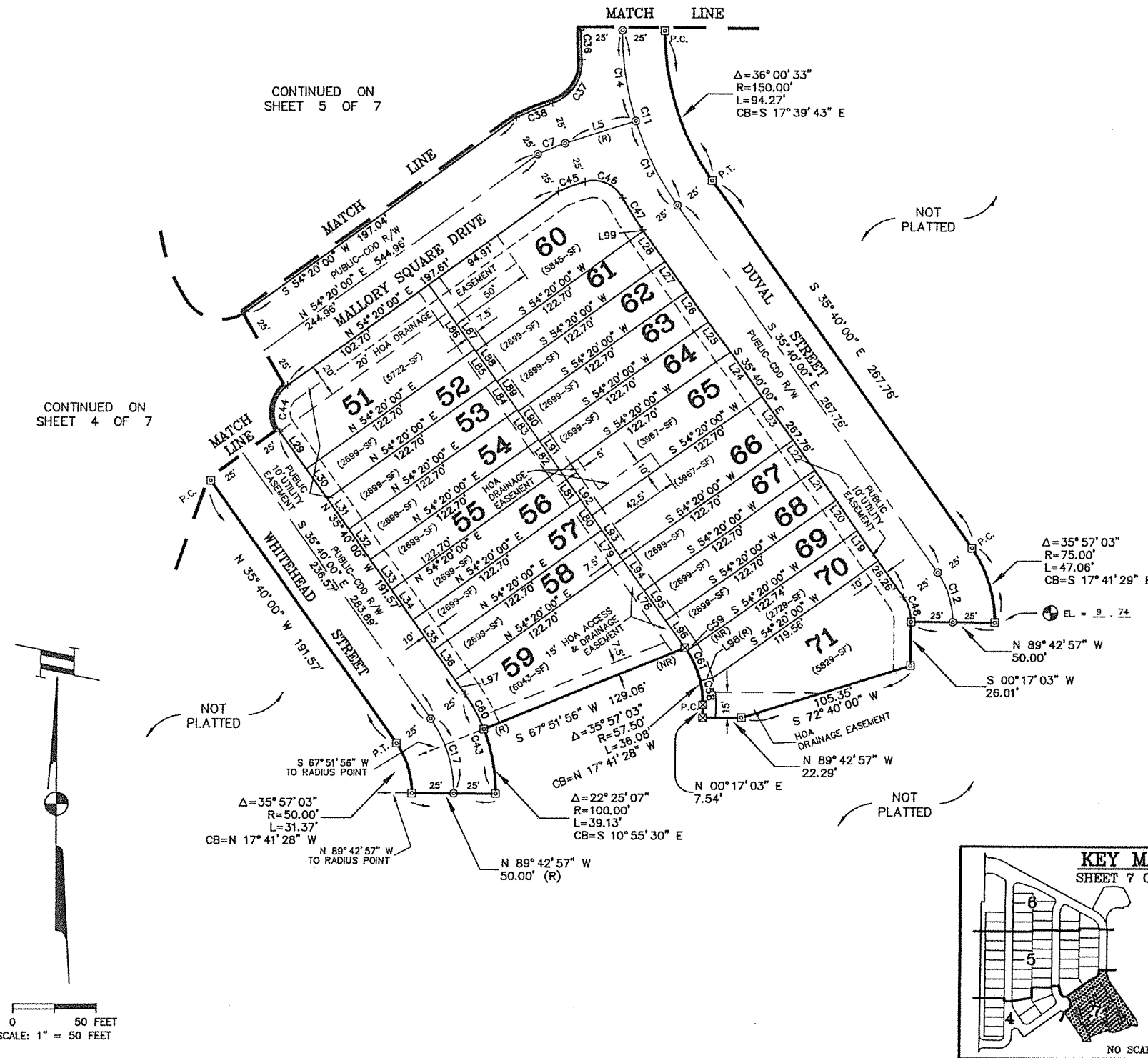
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

FILED AND RECORDED
10/21/2004 @ 12:39pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C7	17.75	08°00'23"	127.00	17.73	N 68°31'06" E	8.89
C11	109.98	36°00'33"	175.00	108.18	S 17°39'44" E	56.88
C12	31.37	35°57'03"	50.00	30.86	S 17°41'28" E	16.22
C13	55.55	18°11'17"	175.00	55.32	N 26°34'21" W	28.01
C14	54.43	17°49'16"	175.00	54.21	N 08°34'05" W	27.44
C17	47.06	35°57'03"	75.00	46.29	S 17°41'28" E	24.33

LINE DATA

LINE	BEARING	DISTANCE
L5	S 72°31'17" W	44.20
L19	N 35°40'00" W	22.00
L20	N 35°40'00" W	22.00
L21	N 35°40'00" W	22.00
L22	N 35°40'00" W	22.00
L23	N 35°40'00" W	32.33
L24	N 35°40'00" W	32.33
L25	N 35°40'00" W	22.00
L26	N 35°40'00" W	22.00
L27	N 35°40'00" W	22.00
L28	N 35°40'00" W	22.00
L29	S 35°40'00" E	27.33
L30	S 35°40'00" E	22.00
L31	S 35°40'00" E	22.00
L32	S 35°40'00" E	22.00
L33	S 35°40'00" E	22.00
L34	S 35°40'00" E	22.00
L35	S 35°40'00" E	22.00
L36	S 35°40'00" E	22.00
L78	N 35°40'00" W	63.83
L79	N 35°40'00" W	22.00
L80	N 35°40'00" W	22.00
L81	N 35°40'00" W	22.00
L82	N 35°40'00" W	22.00
L83	N 35°40'00" W	22.00
L84	N 35°40'00" W	22.00
L85	N 35°40'00" W	22.00
L86	N 35°40'00" W	47.33
L87	S 35°40'00" E	48.80
L88	S 35°40'00" E	22.00
L89	S 35°40'00" E	22.00
L90	S 35°40'00" E	22.00
L91	S 35°40'00" E	22.00
L92	S 35°40'00" E	32.33
L93	S 35°40'00" E	32.33
L94	S 35°40'00" E	22.00
L95	S 35°40'00" E	22.00
L96	S 35°40'00" E	19.90
L97	S 35°40'00" E	10.24
L98	S 76°00'26" W	7.75
L99	S 35°40'00" W	0.83



- LEGEND:
- - 4"x4" CONCRETE MONUMENT FOUND (# AS NOTED)
 - ⊠ - PERMANENT REFERENCE MONUMENT SET
 - ⊞ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
 - ⊞ - PERMANENT REFERENCE MONUMENT SET PK NAIL & DISK (P.R.M. # LB6982)
 - ⊙ - SET IN ASPHALT PAVEMENT
 - ⊙ - PERMANENT CONTROL POINT
 - ⊙ - PK NAIL & DISK (P.C.P. # LB6982)
 - SF - AREA OF LOT IN SQUARE FEET
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - C7 - CURVE # (SEE CURVE DATA TABLE)
 - L5 - LINE # (SEE LINE DATA TABLE)
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.I. - POINT OF INTERSECTION
 - P.R.C. - POINT OF REVERSE CURVE
 - P.C.C. - POINT OF COMPOUND CURVE
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.C.P. - PERMANENT CONTROL POINT
 - REF. - REFERENCE
 - NGVD - NATIONAL GEODETIC VERTICAL DATUM
 - LB - LICENSED BUSINESS
 - R/W - RIGHT OF WAY
 - ODD - COMMUNITY DEVELOPMENT DISTRICT
 - HOA - HOMEOWNERS ASSOCIATION
 - (R) - RADIAL LINE
 - (NR) - NON-RADIAL LINE
 - EL. - ELEVATION
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - C - CHORD LENGTH
 - T - TANGENT LENGTH
 - CB - CHORD BEARING
 - TAN - TANGENT
 - HAD - NORTH AMERICAN DATUM
 - ± - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
 - ⊙ - BENCHMARK (TOP OF MONUMENT) (ALSO SEE SHEET 3 OF 6)

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER

2051889

PHASE II

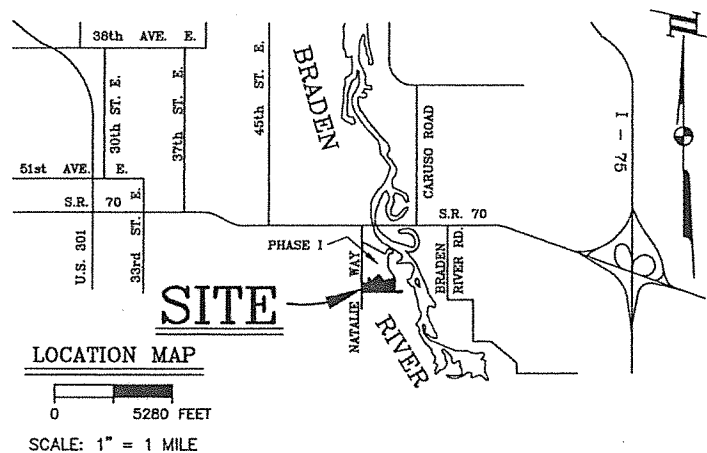
A SUBDIVISION

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 89° 42' 59" W, ALONG THE SOUTH LINE OF SAID S.E. 1/4 N.W. 1/4, A DISTANCE OF 1231.41 FEET TO AN INTERSECTION WITH THE EAST LINE OF NATALIE WAY; THENCE N 00° 20' 33" E, ALONG SAID EAST LINE, A DISTANCE OF 261.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 56' 30", A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE S 89° 42' 57" E, A DISTANCE OF 105.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 56' 30", A DISTANCE OF 117.73 FEET TO A POINT OF TANGENCY; THENCE N 00° 20' 33" E, A DISTANCE OF 42.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 143° 59' 27", A DISTANCE OF 50.26 FEET TO A POINT OF TANGENCY; THENCE S 35° 40' 00" E, A DISTANCE OF 71.99 FEET; THENCE N 54° 20' 00" E, A DISTANCE OF 280.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE S 35° 40' 00" E, A DISTANCE OF 191.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 57' 03", A DISTANCE OF 31.37 FEET; THENCE S 89° 42' 57" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 89° 42' 57" W, AT A DISTANCE OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 25' 07", A DISTANCE OF 39.13 FEET; THENCE N 67° 51' 56" E, A DISTANCE OF 129.06 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 54° 20' 00" W, AT A DISTANCE OF 57.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 57' 03", A DISTANCE OF 36.08 FEET TO A POINT OF TANGENCY; THENCE S 00° 17' 03" W, A DISTANCE OF 7.54 FEET; THENCE S 89° 42' 57" E, A DISTANCE OF 22.29 FEET; THENCE N 72° 40' 00" E, A DISTANCE OF 105.35 FEET; THENCE N 00° 17' 03" E, A DISTANCE OF 26.01 FEET; THENCE S 89° 42' 57" E, A DISTANCE OF 50.00 FEET; THENCE S 00° 17' 03" W, A DISTANCE OF 363.23 FEET; THENCE N 89° 42' 57" W, A DISTANCE OF 17.97 FEET; THENCE S 36° 00' 00" W, A DISTANCE OF 17.55 FEET; THENCE S 00° 00' 00" W, A DISTANCE OF 9.07 FEET; THENCE S 89° 42' 59" E, A DISTANCE OF 253.73 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID S.E. 1/4 OF THE N.W. 1/4; THENCE S 00° 17' 03" W, ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD. CONTAINING 9.29 ACRES, MORE OR LESS.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
THE UNDERSIGNED, HARBORAGE ON BRADEN RIVER VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT ENTITLED "HARBORAGE ON BRADEN RIVER PHASE II", TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

- 1. TO HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT TRADED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS THE FOLLOWING STREETS, RIGHTS OF WAY, THOROUGHFARES IDENTIFIED AS "PUBLIC-CDD R/W" AS DEPICTED ON THIS PLAT.
2. TO MANATEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, THE FOLLOWING:
A. NON-EXCLUSIVE UTILITY EASEMENTS IDENTIFIED AS "PUBLIC UTILITY EASEMENT" AS DEPICTED ON THIS PLAT.
B. A NON-EXCLUSIVE EASEMENT TO USE ALL STREETS, RIGHTS OF WAY AND THROUGHFARES IDENTIFIED AS "PUBLIC-CDD R/W" AS DEPICTED ON THIS PLAT FOR MAINTENANCE AND EMERGENCY PERSONNEL.
C. ALL POTABLE WATER LINES, SANITARY SEWER LINES, PUMP STATIONS, FIRE HYDRANTS AND RELATED APPURTENANCES.
AS DEPICTED ON THIS PLAT, UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, THE LIMITED LIABILITY COMPANY HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAME THIS 15th DAY OF November, 2004.

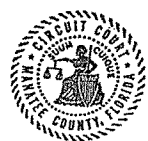
HARBORAGE ON BRADEN RIVER VI, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: James R. Schier, Manager
WITNESSES: Michelle E. Gray (SIGNATURE) Sheryl Galea (SIGNATURE)
MICHELLE E. GRAY (PRINT NAME) SHERYL GALEA (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
THE FOREGOING INSTRUMENT WAS SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF November, 2004, JAMES R. SCHIER, AS MANAGER OF HARBORAGE ON BRADEN RIVER VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO ACKNOWLEDGED BEFORE ME THAT THE SAME WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED UNDER AUTHORITY DULY VESTED IN HIM BY SAID LIMITED LIABILITY COMPANY.

Michelle E. Gray
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
My Commission DD060700
Expires September 27, 2006
MY COMMISSION EXPIRES: 9/27/05 (STAMP)

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 46, PAGES 88, 89, 90, 91, AND 92, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 9th DAY OF December, 2004.



R.B. Shore
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 7th DAY OF December, 2004.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA
Chairman

ATTEST: R.B. Shore
CLERK OF CIRCUIT COURT



CERTIFICATE OF ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF MANATEE) SS
THE DEDICATIONS TO HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT ACCEPTED AT AN OPEN MEETING OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

THIS 10th DAY OF June, 2004, HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

ATTEST: Karen L. Byrnes
BY: Karen L. Byrnes, Assistant Secretary
James R. Schier, Chairman

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER, PHASE II

A SUBDIVISION

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDACERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: 11/15/2004SIGNATURE: J. N. Gatch, Jr.

JAMES N. GATCH, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 4295
CERTIFICATE OF AUTHORIZATION # LB6982

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS, INCLUDING: (a) EASEMENTS WITHIN ALL STREETS, RIGHTS OF WAY AND THOROUGHFARES IDENTIFIED AS "PUBLIC-CDD R/W" AND (b) EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET IN WIDTH ON ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING PRIVATE SURFACE AND UNDERGROUND DRAINAGE, AND ACCOMMODATING BOTH PUBLIC AND PRIVATE UNDERGROUND UTILITIES INCLUDING ANY PRIVATE IRRIGATION SYSTEM, WATER DELIVERY SYSTEM AND STORMWATER CONTROL SYSTEM SERVING THE SUBDIVISION. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, INTERNET AND COMMUNICATION SERVICES; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION, INTERNET AND COMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES.

NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89° 42' 59" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
3. THE SUBDIVISION LIES WITHIN FLOOD ZONES "AE" AND "X", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120153 0353 C, DATED MARCH 5, 1994.
4. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK NUMBER "K-186" ELEVATION EQUALS 23.041, AS PUBLISHED.
5. TRACT "RW1" (SOUTHERNMOST LANE) AND TRACT "RW2" (SIMONTON STREET, HEMINGWAY PLACE, WHITEHEAD STREET) AND TRACT "RW3" (DUVAL STREET) ARE "PUBLIC-CDD RIGHTS OF WAY". TRACT "A" IS AN OPEN SPACE AREA, TRACT "B" IS A TOT LOT AREA AND ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983/90. THE COORDINATES ARE DERIVED FROM THE MANATEE COUNTY CONTROL SURVEY OF 1988. (HAVING A SCALE FACTOR OF 0.999970)

CERTIFICATE OF APPROVAL
OF THE COUNTY SURVEYORSTATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.

11/15/04
DATE

José Trado
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 6480
FOR THE MANATEE COUNTY SURVEYOR

ZOLLER, NAJJAR & SHROYER, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

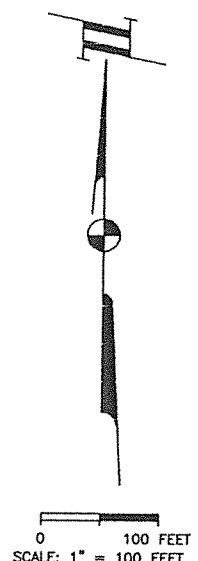
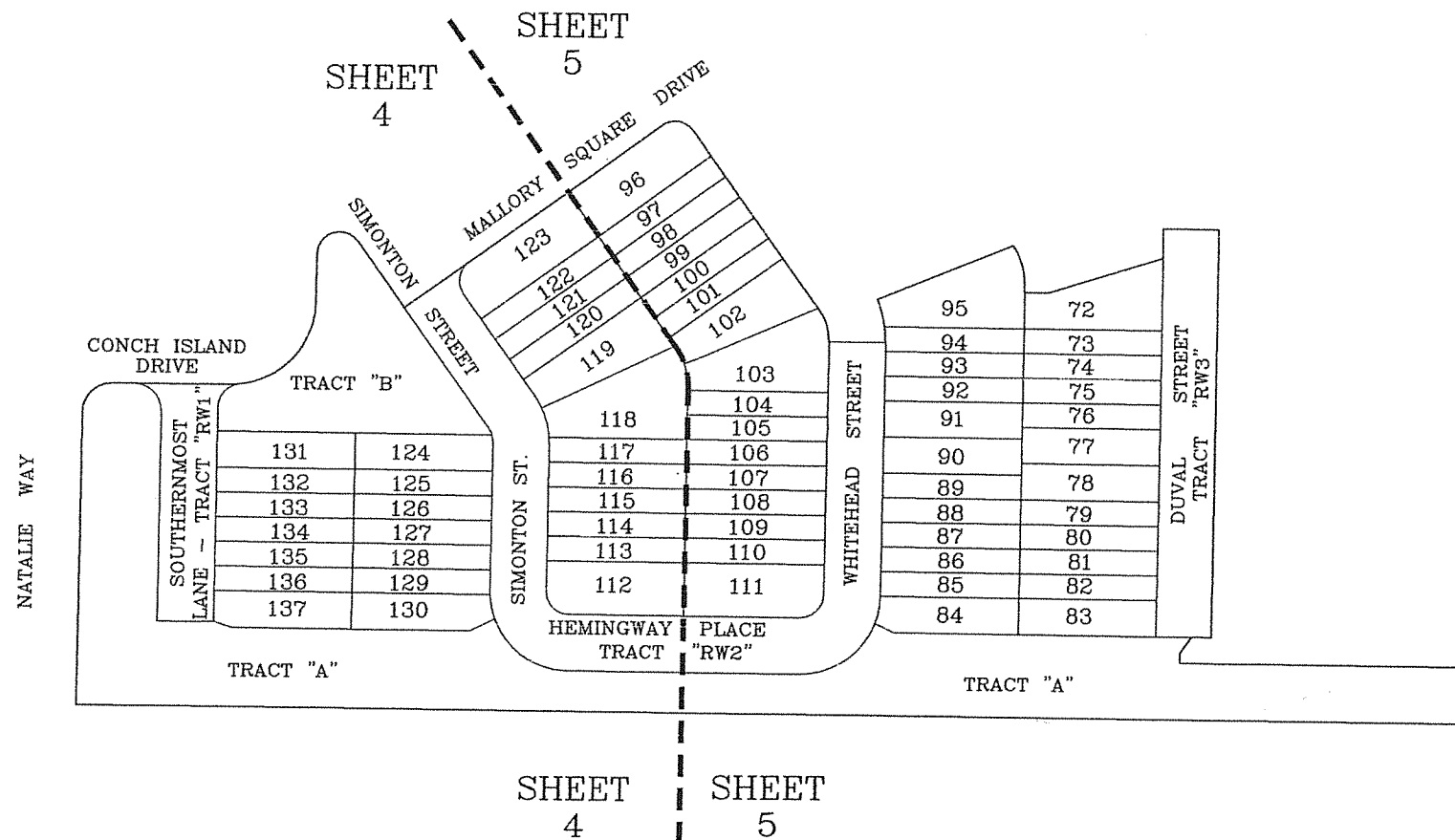
KEY / IDENTIFICATION MAP

HARBORAGE ON BRADEN RIVER, PHASE II

A SUBDIVISION

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



ZOLLER, NAJJAR & SHROYER, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 24208

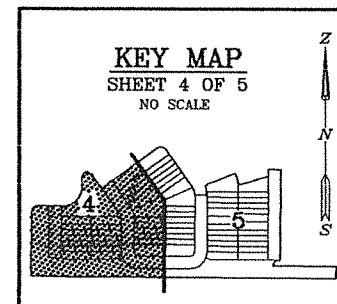
HARBORAGE ON BRADEN RIVER, PHASE II

A SUBDIVISION

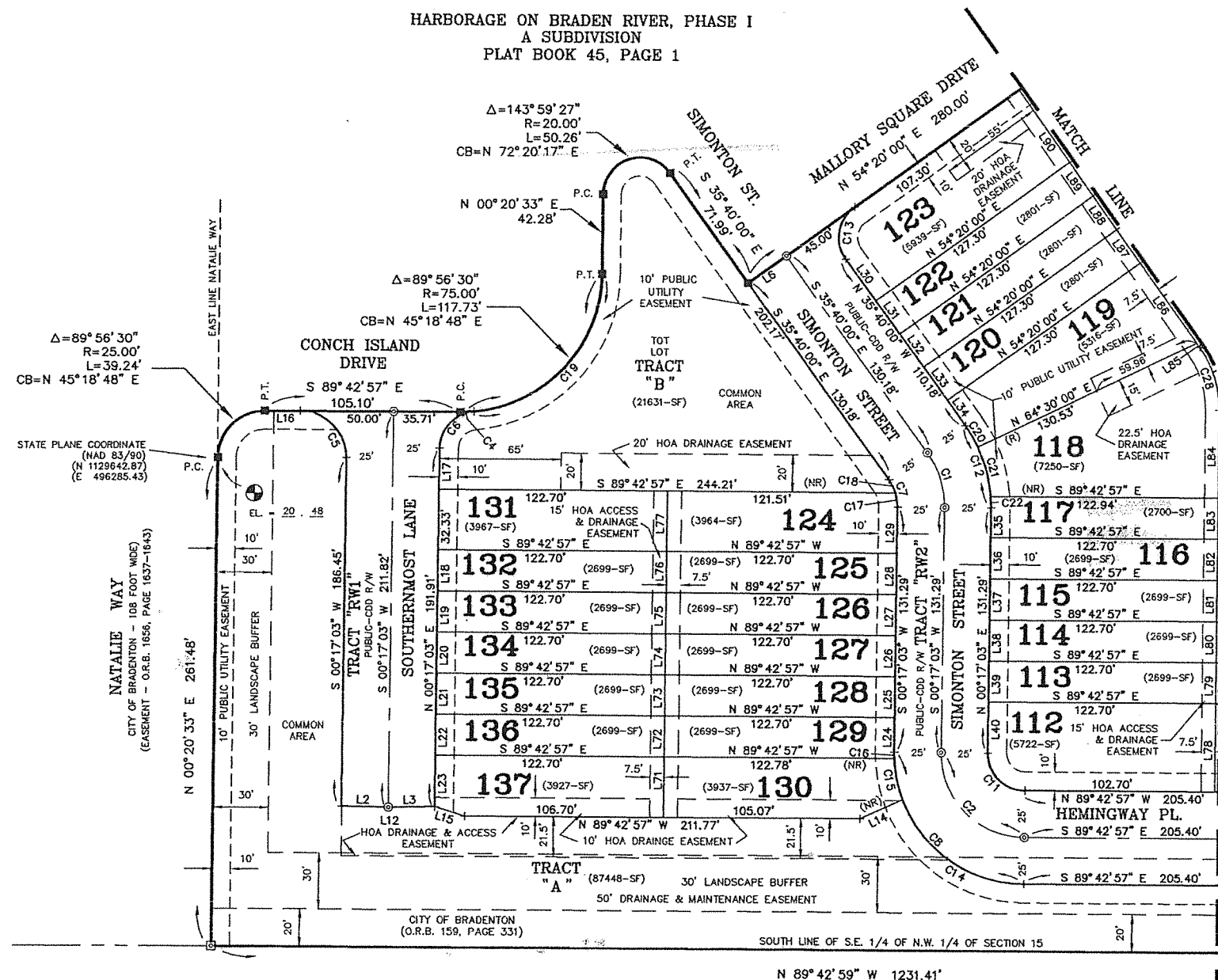
IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	31.37	35° 57' 03"	50.00	S 17° 41' 28" E	30.86	16.22
C2	70.69	90° 00' 00"	45.00	S 44° 42' 57" E	63.64	45.00
CURVE	ARC	DELTA	RADIUS	CHORD BEARING		
C4	7.34	05° 36' 36"	75.00	S 87° 28' 45" W		
C5	39.27	90° 00' 00"	25.00	S 44° 42' 57" E		
C6	29.46	84° 23' 24"	20.00	N 42° 28' 45" E		
C7	15.69	35° 57' 03"	25.00	S 17° 41' 28" E		
C8	109.96	90° 00' 00"	70.00	S 44° 42' 57" E		
C11	31.42	90° 00' 00"	20.00	N 44° 42' 57" W		
C12	47.06	35° 57' 03"	75.00	N 17° 41' 28" W		
C13	31.42	90° 00' 00"	20.00	N 09° 20' 00" E		
C14	84.17	68° 53' 33"	70.00	N 55° 16' 11" W		
C15	22.37	18° 18' 27"	70.00	N 11° 40' 11" W		
C16	3.42	02° 48' 00"	70.00	N 01° 06' 57" W		
C17	7.75	17° 45' 33"	25.00	N 08° 35' 43" W		
C18	7.94	18° 11' 30"	25.00	N 26° 34' 15" W		
C19	110.39	84° 19' 54"	75.00	S 42° 30' 30" W		
C20	13.31	10° 10' 00"	75.00	S 30° 35' 00" E		
C21	27.70	21° 09' 40"	75.00	S 14° 55' 10" E		
C22	6.05	04° 37' 23"	75.00	S 02° 01' 38" E		
C28	36.08	35° 57' 03"	57.50	N 17° 41' 28" W		



HARBORAGE ON BRADEN RIVER, PHASE I A SUBDIVISION PLAT BOOK 45, PAGE 1

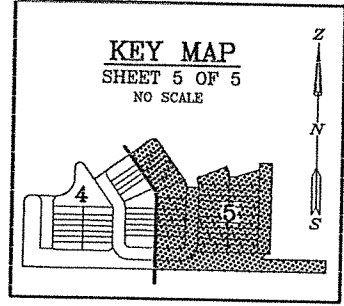


HARBORAGE ON BRADEN RIVER, PHASE II

A SUBDIVISION
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

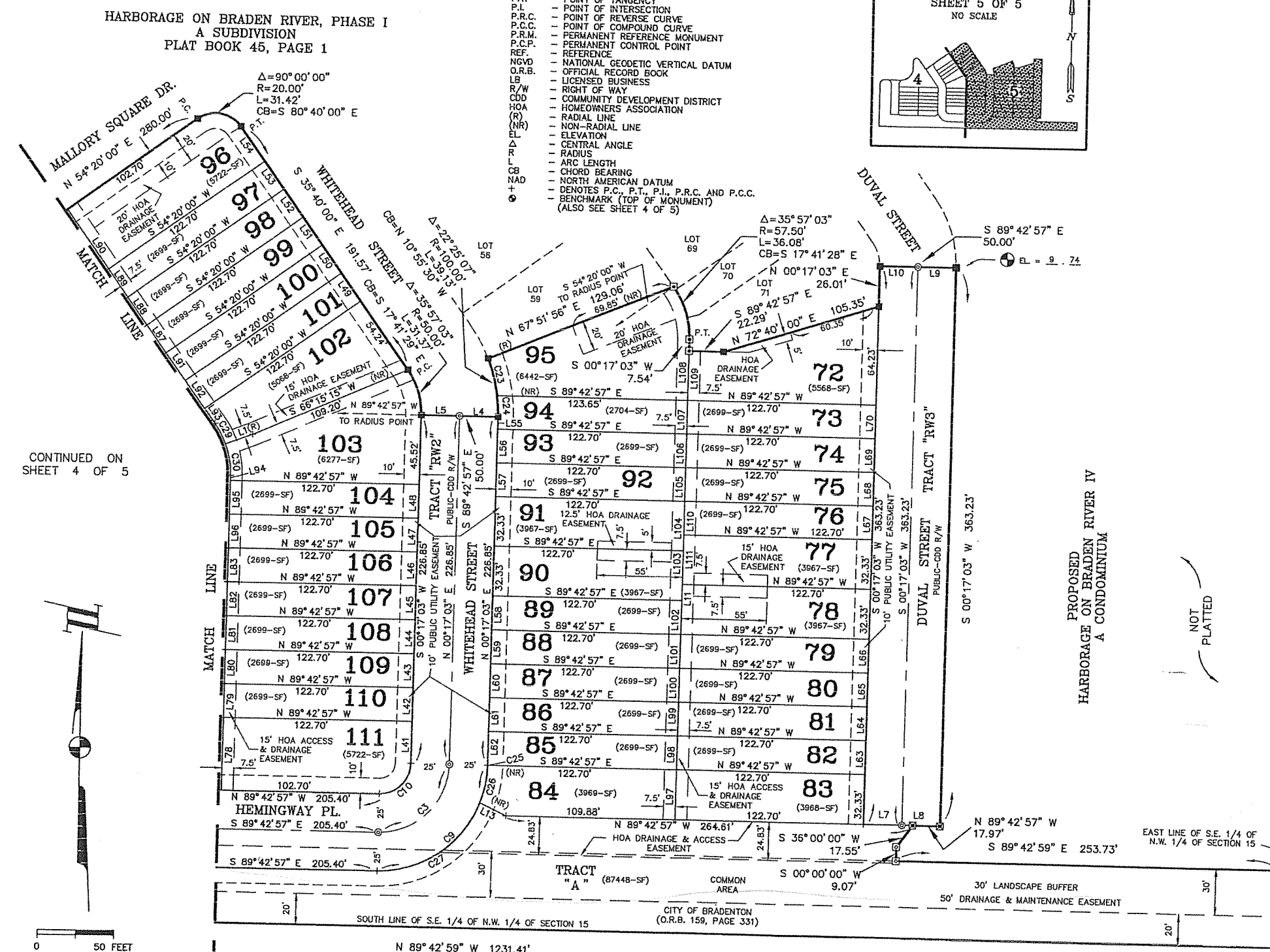
CURVE	70.69	90° 00' 00"	45.00	63.64	CHORD BEARING	TAN LENGTH
C9	109.96	90° 00' 00"	70.00	N 45° 17' 03" E	45.00	
C10	31.42	90° 00' 00"	20.00	S 45° 17' 03" W		
C23	25.36	14° 31' 48"	100.00	S 14° 52' 10" E		
C24	13.77	07° 53' 19"	100.00	S 03° 39' 36" E		
C25	.09	00° 04' 21"	70.00	S 00° 19' 13" W		
C26	24.93	20° 24' 09"	70.00	S 10° 33' 28" W		
C27	84.94	69° 31' 30"	70.00	S 55° 31' 18" W		
C29	15.08	15° 01' 22"	57.50	S 28° 09' 19" E		
C30	21.00	20° 55' 41"	57.50	S 10° 10' 47" E		

- LEGEND:**
- - 4"x4" CONCRETE MONUMENT FOUND (P.R.M. # LB6982)
 - - PERMANENT REFERENCE MONUMENT FOUND
 - ⊗ - PK NAIL & DISK (P.R.M. # LB6982)
 - ⊙ - PERMANENT REFERENCE MONUMENT SET
 - ⊕ - PK NAIL & DISK (P.R.M. # LB6982)
 - ⊖ - PERMANENT REFERENCE MONUMENT SET
 - ⊗ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
 - ⊙ - PERMANENT CONTROL POINT SET
 - ⊕ - PK NAIL & DISK (P.C.P. # LB6982)
 - SF - AREA OF LOT IN SQUARE FEET
 - P.O.B. - POINT OF BEGINNING
 - C1 - CURVE # (SEE CURVE DATA TABLE)
 - L1 - LINE # (SEE LINE DATA TABLE)
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.I. - POINT OF INTERSECTION
 - P.R.C. - POINT OF REVERSE CURVE
 - P.C.C. - POINT OF COMPOUND CURVE
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.C.P. - PERMANENT CONTROL POINT
 - REF. - REFERENCE
 - NGVD - NATIONAL GEODETTIC VERTICAL DATUM
 - O.R.B. - OFFICIAL RECORD BOOK
 - LB - LICENSED BUSINESS
 - R/W - RIGHT OF WAY
 - CDD - COMMUNITY DEVELOPMENT DISTRICT
 - HOA - HOMEOWNERS ASSOCIATION
 - (R) - RADIAL LINE
 - (NR) - NON-RADIAL LINE
 - EL - ELEVATION
 - ∠ - CENTRAL ANGLE
 - R - RADIUS
 - ARC LENGTH - ARC LENGTH
 - CHORD BEARING - CHORD BEARING
 - NAD - NORTH AMERICAN DATUM
 - DNOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
 - BENCHMARK (TOP OF MONUMENT) (ALSO SEE SHEET 4 OF 5)



LINE DATA

LINE	BEARING	DISTANCE
L1	S 69° 21' 22" W	18.45
L4	N 89° 42' 57" W	25.00
L5	N 89° 42' 57" W	25.00
L7	S 89° 42' 57" E	25.00
L8	S 89° 42' 57" E	25.00
L9	N 89° 42' 57" W	25.00
L10	N 89° 42' 57" W	25.00
L11	S 00° 17' 03" W	32.33
L13	N 65° 00' 00" W	18.98
L41	N 00° 17' 03" E	27.33
L42	N 00° 17' 03" E	22.00
L43	N 00° 17' 03" E	22.00
L44	N 00° 17' 03" E	22.00
L45	N 00° 17' 03" E	22.00
L46	N 00° 17' 03" E	22.00
L47	N 00° 17' 03" E	22.00
L48	N 00° 17' 03" E	22.00
L49	N 35° 40' 00" W	22.00
L50	N 35° 40' 00" W	22.00
L51	N 35° 40' 00" W	22.00
L52	N 35° 40' 00" W	22.00
L53	N 35° 40' 00" W	22.00
L54	N 35° 40' 00" W	22.00
L55	S 00° 17' 03" W	27.33
L56	S 00° 17' 03" W	8.28
L57	S 00° 17' 03" W	22.00
L58	S 00° 17' 03" W	22.00
L59	S 00° 17' 03" W	22.00
L60	S 00° 17' 03" W	22.00
L61	S 00° 17' 03" W	22.00
L62	S 00° 17' 03" W	21.91
L63	N 00° 17' 03" E	22.00
L64	N 00° 17' 03" E	22.00
L65	N 00° 17' 03" E	22.00
L66	N 00° 17' 03" E	22.00
L67	N 00° 17' 03" E	22.00
L68	N 00° 17' 03" E	22.00
L69	N 00° 17' 03" E	22.00
L70	N 00° 17' 03" E	22.00
L78	N 00° 17' 03" E	47.33
L79	N 00° 17' 03" E	22.00
L80	N 00° 17' 03" E	22.00
L81	N 00° 17' 03" E	22.00
L82	N 00° 17' 03" E	22.00
L83	N 00° 17' 03" E	22.00
L87	N 35° 40' 00" W	22.00
L88	N 35° 40' 00" W	22.00
L89	N 35° 40' 00" W	22.00
L90	N 35° 40' 00" W	47.33
L91	S 35° 40' 00" E	22.00
L92	S 35° 40' 00" E	22.00
L93	S 35° 40' 00" E	11.99
L94	S 00° 17' 03" W	3.28
L95	S 00° 17' 03" W	22.00
L96	S 00° 17' 03" W	22.00
L97	N 00° 17' 03" E	32.33
L98	N 00° 17' 03" E	22.00
L99	N 00° 17' 03" E	22.00
L100	N 00° 17' 03" E	22.00
L101	N 00° 17' 03" E	22.00
L102	N 00° 17' 03" E	22.00
L103	N 00° 17' 03" E	32.33
L104	N 00° 17' 03" E	32.33
L105	N 00° 17' 03" E	22.00
L106	N 00° 17' 03" E	22.00
L107	N 00° 17' 03" E	22.00
L108	N 00° 17' 03" E	39.87
L109	S 00° 17' 03" W	32.33
L110	S 00° 17' 03" W	22.00
L111	S 00° 17' 03" W	32.33



CONTINUED ON SHEET 4 OF 5

0 50 FEET
SCALE: 1" = 50 FEET

FILED AND RECORDED
12/8/2004 @ 2:16pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

P.O.B.
STATE PLANE COORDINATE
(NAD 83/90)
(N 1129375.05)
(E 497515.16)

DESCRIPTION (PHASE I)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE N 61°43'00" W, A DISTANCE OF 265.33 FEET TO THE POINT OF BEGINNING; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 10.88 FEET; THENCE S 28°17'00" W, A DISTANCE OF 24.50 FEET; THENCE S 61°43'00" E, A DISTANCE OF 323.84 FEET; THENCE S 28°47'00" W, A DISTANCE OF 65.57 FEET; THENCE N 62°00'00" W, A DISTANCE OF 35.41 FEET; THENCE N 28°00'00" E, A DISTANCE OF 41.74 FEET; THENCE N 61°43'00" W, A DISTANCE OF 272.49 FEET; THENCE S 28°17'00" W, A DISTANCE OF 43.09 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 28°00'00" W, AT A DISTANCE OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'21", A DISTANCE OF 94.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'54", A DISTANCE OF 38.98 FEET TO A POINT OF TANGENCY AND AN INTERSECTION WITH THE EAST LINE OF A CITY OF BRADENTON 108 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1656, PAGE 1637 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°20'33" E, ALONG SAID EAST LINE, A DISTANCE OF 178.42 FEET; THENCE S 53°00'00" E, A DISTANCE OF 8.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE N 37°00'00" E, A DISTANCE OF 15.86 FEET; THENCE N 73°00'00" E, A DISTANCE OF 11.61 FEET; THENCE N 58°00'00" E, A DISTANCE OF 4.21 FEET; THENCE S 61°43'00" E, A DISTANCE OF 126.78 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.93 ACRES, MORE OR LESS.

DESCRIPTION (FUTURE - PHASE II)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE N 61°43'00" W, A DISTANCE OF 132.67 FEET TO THE POINT OF BEGINNING; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 6.22 FEET; THENCE S 28°17'00" W, A DISTANCE OF 24.50 FEET TO THE HEREINAFTER POINT REFERRED TO "POINT A"; THENCE N 61°43'00" W, A DISTANCE OF 128.00 FEET; THENCE N 28°17'00" E, A DISTANCE OF 24.50 FEET; THENCE N 61°43'00" W, A DISTANCE OF 10.88 FEET; THENCE N 28°17'00" E, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 132.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39 ACRES, MORE OR LESS.

COMMENCE AT THE PREVIOUSLY DESCRIBED "POINT A"; THENCE S 33°51'28" W, A DISTANCE OF 24.11 FEET TO THE POINT OF BEGINNING; THENCE S 28°00'00" W, A DISTANCE OF 42.54 FEET; THENCE N 62°00'00" W, A DISTANCE OF 110.71 FEET; THENCE N 28°17'00" E, A DISTANCE OF 43.09 FEET; THENCE S 61°43'00" E, A DISTANCE OF 110.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.11 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING A TOTAL OF 0.50 ACRES, MORE OR LESS.

DESCRIPTION (FUTURE - PHASE III)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET TO THE POINT OF BEGINNING; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 9.55 FEET; THENCE S 28°17'00" W, A DISTANCE OF 24.50 FEET TO A POINT HEREINAFTER REFERRED TO "POINT B"; THENCE N 61°43'00" W, A DISTANCE OF 136.00 FEET; THENCE N 28°17'00" E, A DISTANCE OF 24.50 FEET; THENCE N 61°43'00" W, A DISTANCE OF 6.22 FEET; THENCE N 28°17'00" E, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 132.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES, MORE OR LESS.

COMMENCE AT THE PREVIOUSLY DESCRIBE "POINT B"; THENCE S 72°53'38" W, A DISTANCE OF 33.71 FEET TO THE POINT OF BEGINNING; THENCE S 28°00'00" W, A DISTANCE OF 41.97 FEET; THENCE N 62°00'00" W, A DISTANCE OF 114.67 FEET; THENCE N 28°00'00" E, A DISTANCE OF 42.54 FEET; THENCE S 61°43'00" E, A DISTANCE OF 114.67 FEET TO THE POINT OF BEGINNING.

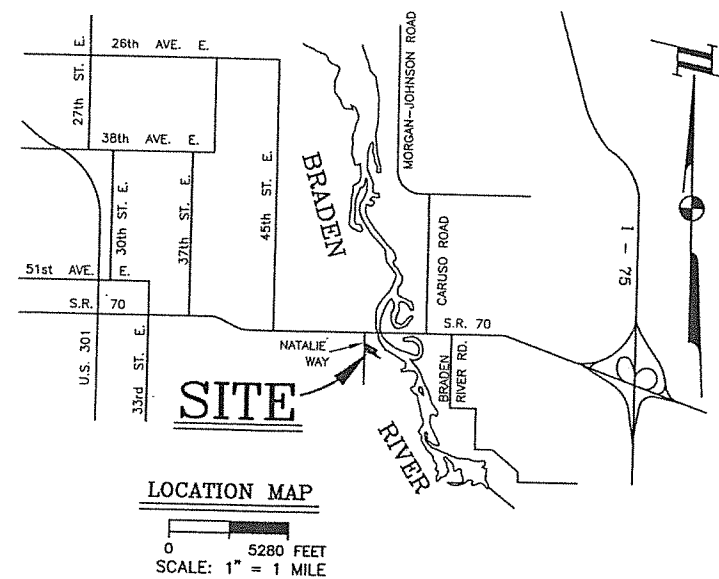
CONTAINING 0.11 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING TOTAL OF 0.51 ACRES, MORE OR LESS.

A CONDOMINIUM IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA



NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°17'03" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
- THE CONDOMINIUM LIES WITHIN FLOOD ZONES "X" & "AE" (EL=8.5), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL NUMBER 120153 0353 C, DATED FEBRUARY 5, 1994.
- ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK # K-186, ELEVATION OF 23.041, AS PUBLISHED.

DESCRIPTION (OVERALL)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET TO THE POINT OF BEGINNING; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 9.55 FEET; THENCE S 28°17'00" W, A DISTANCE OF 24.50 FEET; THENCE S 61°43'00" E, A DISTANCE OF 59.84 FEET; THENCE S 28°47'00" W, A DISTANCE OF 65.57 FEET; THENCE N 62°00'00" W, A DISTANCE OF 35.41 FEET; THENCE N 28°00'00" E, A DISTANCE OF 41.74 FEET; THENCE N 61°43'00" W, A DISTANCE OF 47.33 FEET; THENCE S 28°00'00" W, A DISTANCE OF 41.97 FEET; THENCE N 62°00'00" W, A DISTANCE OF 225.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'21", A DISTANCE OF 94.21 FEET TO A POINT OF TANGENCY AND AN INTERSECTION WITH THE EAST LINE OF A CITY OF BRADENTON 108 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1656, PAGE 1637 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°20'33" E, ALONG SAID EAST LINE, A DISTANCE OF 178.42 FEET; THENCE S 53°00'00" E, A DISTANCE OF 8.21 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE N 37°00'00" E, A DISTANCE OF 15.86 FEET; THENCE N 73°00'00" E, A DISTANCE OF 11.61 FEET; THENCE N 58°00'00" E, A DISTANCE OF 4.21 FEET; THENCE S 61°43'00" E, A DISTANCE OF 126.78 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 1.94 ACRES, MORE OR LESS.

2259282

UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES.

UPPER AND LOWER BOUNDARIES:

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

(I) UPPER BOUNDARY

THE HORIZONTAL PLANE OF THE LOWER PORTION OF THE UNDECORATED STRUCTURAL CEILING, EXCEPT THAT THE UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING, THE UNDECORATED STRUCTURAL CEILING OF THOSE UNITS WILL FORM A PART OF THE UPPER BOUNDARY OF UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING.

(II) LOWER BOUNDARY

THE HORIZONTAL PLANE OF THE UNDECORATED STRUCTURAL FLOOR.

(III) INTERIOR DIVISIONS

EXCEPT AS PROVIDED IN SUBSECTIONS (I) AND (II) ABOVE, NO PART OF THE FLOOR OF THE UPPER FLOOR(S), CEILING OF THE LOWER FLOOR(S), STAIRWELLS OR ELEVATOR SHAFTS ADJOINING FLOORS, OR NONSTRUCTURAL INTERIOR WALLS, SHALL BE CONSIDERED A BOUNDARY OF THE UNIT.

PERIMETRICAL BOUNDARIES:

THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

APERTURES

WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, AND SKYLIGHTS, SUCH BOUNDARIES SHALL BE EXTENDED TO INCLUDE THE INTERIOR UNFINISHED SURFACES OF SUCH APERTURES, INCLUDING ALL FRAMEWORKS THEREOF. EXTERIOR SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIAL, AND ALL FRAMING AND CASINGS THEREFORE, SHALL BE INCLUDED IN THE BOUNDARIES OF THE UNIT.

CERTIFICATE OF SURVEYOR

I, JAMES N. GATCH, JR., BEING A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT:

- A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON FEBRUARY 6, 2004 AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH UNDER CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472, FLORIDA STATUTES; AND IN COMPLIANCE WITH CHAPTER 718, FLORIDA STATUTES.
- THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN HARBORAGE ON BRADEN RIVER I, PHASE I, A CONDOMINIUM, HAVE BEEN SUBSTANTIALLY COMPLETED, PHASE II & III, HAVE NOT BEEN SUBSTANTIALLY COMPLETED.
- AND FURTHER, THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS IDENTIFIED HEREIN AND COMMON ELEMENT FACILITIES SERVING THE HEREIN IDENTIFIED BUILDING A "ISLAMORADA" HAVE BEEN SUBSTANTIALLY COMPLETED; BUILDING B "BISCAYNE", AND BUILDING C "MARATHON" HAVE NOT BEEN SUBSTANTIALLY COMPLETED.

DATE OF SIGNATURE: JANUARY 4, 2006

JAMES N. GATCH, JR.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 42954
 CERTIFICATE OF AUTHORIZATION # LB 6982

ZOLLER, NAJJAR & SHROYER, L.C.

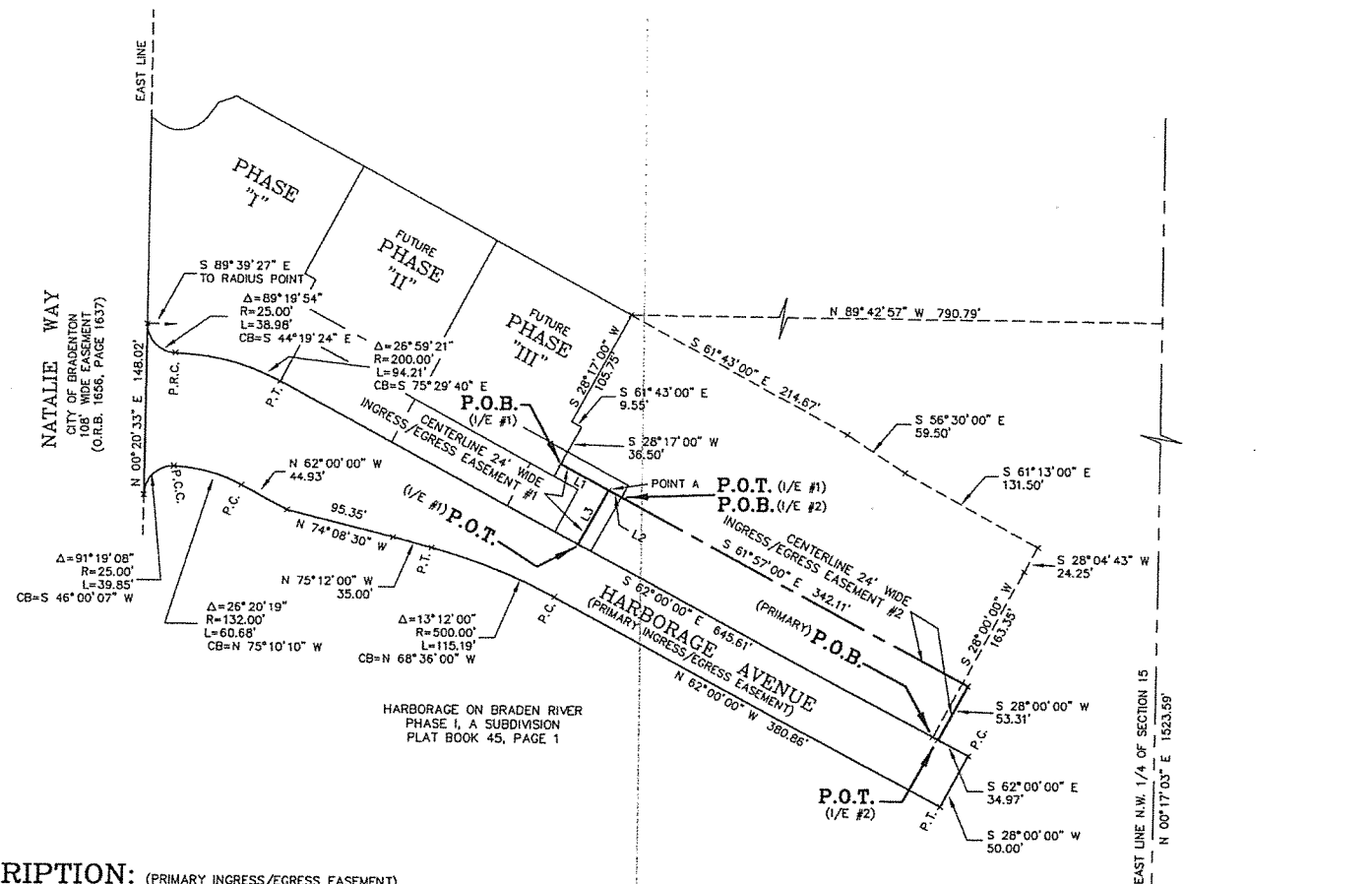
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

INGRESS/EGRESS EASEMENTS

HARBORAGE ON BRADEN RIVER I

A CONDOMINIUM
IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



DESCRIPTION: (PRIMARY INGRESS/EGRESS EASEMENT)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 61°43'00" E, A DISTANCE OF 214.67 FEET; THENCE S 56°30'00" E, A DISTANCE OF 59.50 FEET; THENCE S 61°13'00" E, A DISTANCE OF 131.50 FEET; THENCE S 28°04'43" W, A DISTANCE OF 24.25 FEET; THENCE S 28°00'00" W, A DISTANCE OF 163.35 FEET TO THE POINT OF BEGINNING; THENCE S 62°00'00" E, A DISTANCE OF 34.97 FEET; THENCE S 28°00'00" W, A DISTANCE OF 50.00 FEET; THENCE N 62°00'00" W, A DISTANCE OF 380.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'00", A DISTANCE OF 115.19 FEET TO A POINT OF TANGENCY; THENCE N 75°12'00" W, A DISTANCE OF 35.00 FEET; THENCE N 76°08'30" W, A DISTANCE OF 95.35 FEET; THENCE N 62°00'00" W, A DISTANCE OF 44.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 132.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'19", A DISTANCE OF 60.68 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°19'08", A DISTANCE OF 39.85 FEET TO A POINT ON THE EAST LINE OF A CITY OF BRADENTON 108 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1656, PAGE 1637 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°20'33" E, ALONG SAID EAST LINE, A DISTANCE OF 148.02 FEET TO THE POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°39'27" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'54", A DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'21", A DISTANCE OF 94.21 FEET TO A POINT OF TANGENCY; THENCE S 62°00'00" E, A DISTANCE OF 645.61 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

DESCRIPTION: (INGRESS/EGRESS EASEMENT #1)

A PARCEL OF LAND LYING 12.0 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SAID SECTION 15; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 9.55 FEET; THENCE S 28°17'00" W, A DISTANCE OF 36.50 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 61°43'00" E, A DISTANCE OF 47.24 FEET TO A POINT HERINAFTER REFERRED TO "POINT A"; THENCE S 61°57'00" E, A DISTANCE OF 12.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

BEGIN AT THE PREVIOUSLY DESCRIBED "POINT A"; THENCE S 28°47'00" W, A DISTANCE OF 53.63 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

DESCRIPTION: (INGRESS/EGRESS EASEMENT #2)

A PARCEL OF LAND LYING 12.0 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SAID SECTION 15; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 9.55 FEET; THENCE S 28°17'00" W, A DISTANCE OF 36.50 FEET; THENCE S 61°43'00" E, A DISTANCE OF 47.24 FEET; THENCE S 61°57'00" E, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 61°57'00" E, A DISTANCE OF 342.11 FEET; THENCE S 28°00'00" W, A DISTANCE OF 53.31 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

LEGEND

- I/E INGRESS/EGRESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- O.R.B. OFFICIAL RECORD BOOK
- L1 LINE DATA
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 61°43'00" E	47.24
L2	S 61°57'00" E	12.50
L3	S 28°47'00" W	53.63

ZOLLER, NAJJAR & SHROYER, L.C.

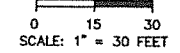
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER I

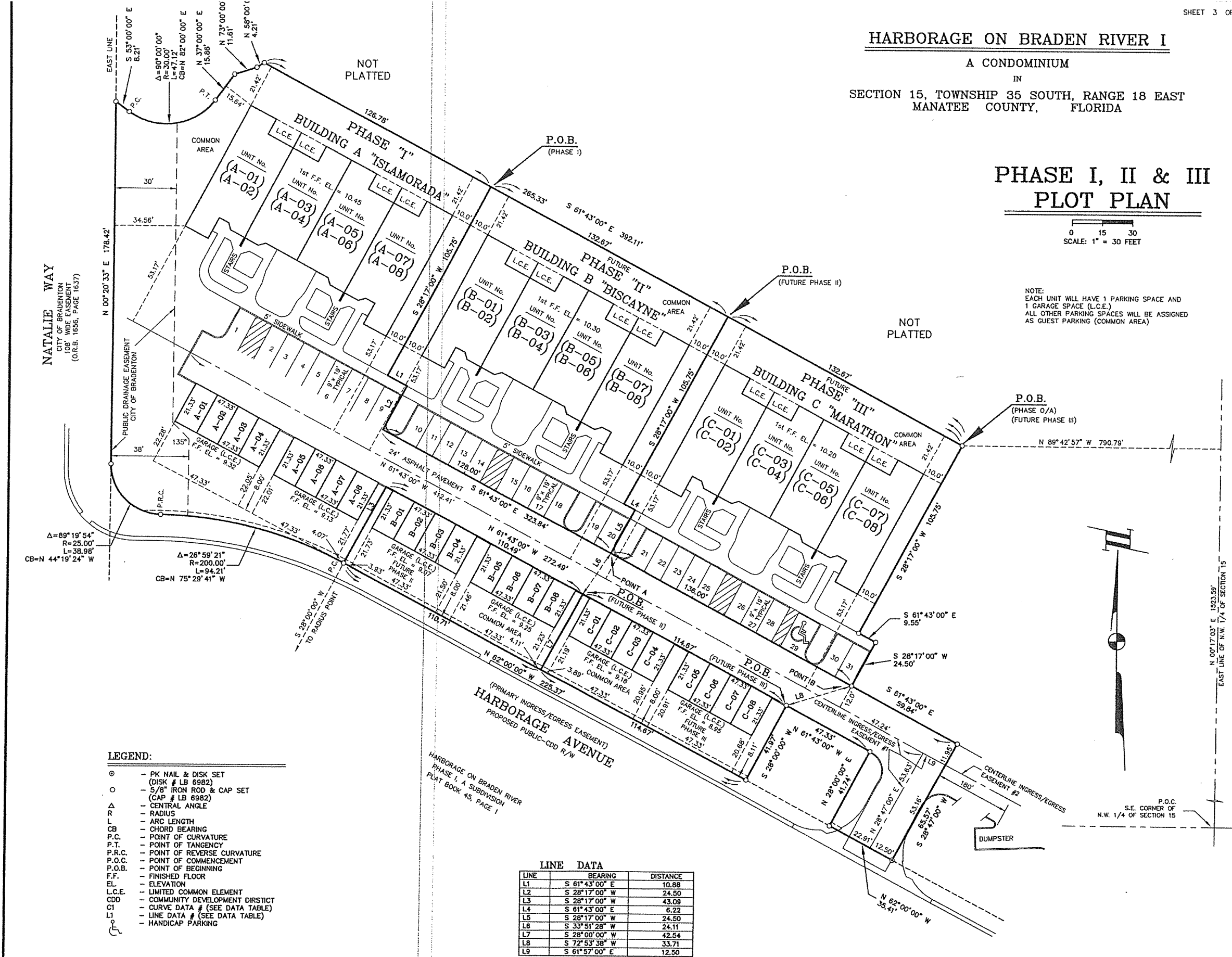
A CONDOMINIUM

IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

**PHASE I, II & III
PLOT PLAN**



NOTE:
EACH UNIT WILL HAVE 1 PARKING SPACE AND
1 GARAGE SPACE (L.C.E.)
ALL OTHER PARKING SPACES WILL BE ASSIGNED
AS GUEST PARKING (COMMON AREA)



NATALIE WAY
CITY OF BRADENTON
108' WIDE EASEMENT
(O.R.B. 1656, PAGE 1637)

$\Delta = 89^{\circ}19'54''$
 $R = 25.00'$
 $L = 38.98'$
 $CB = N 44^{\circ}19'24'' W$

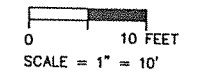
$\Delta = 26^{\circ}59'21''$
 $R = 200.00'$
 $L = 94.21'$
 $CB = N 75^{\circ}29'41'' W$

- LEGEND:**
- ⊙ - PK NAIL & DISK SET (DISK # LB 6982)
 - - 5/8" IRON ROD & CAP SET (CAP # LB 6982)
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - CB - CHORD BEARING
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - F.F. - FINISHED FLOOR
 - EL. - ELEVATION
 - L.C.E. - LIMITED COMMON ELEMENT
 - CDD - COMMUNITY DEVELOPMENT DISTRICT
 - C1 - CURVE DATA # (SEE DATA TABLE)
 - L1 - LINE DATA # (SEE DATA TABLE)
 - ♿ - HANDICAP PARKING

LINE DATA

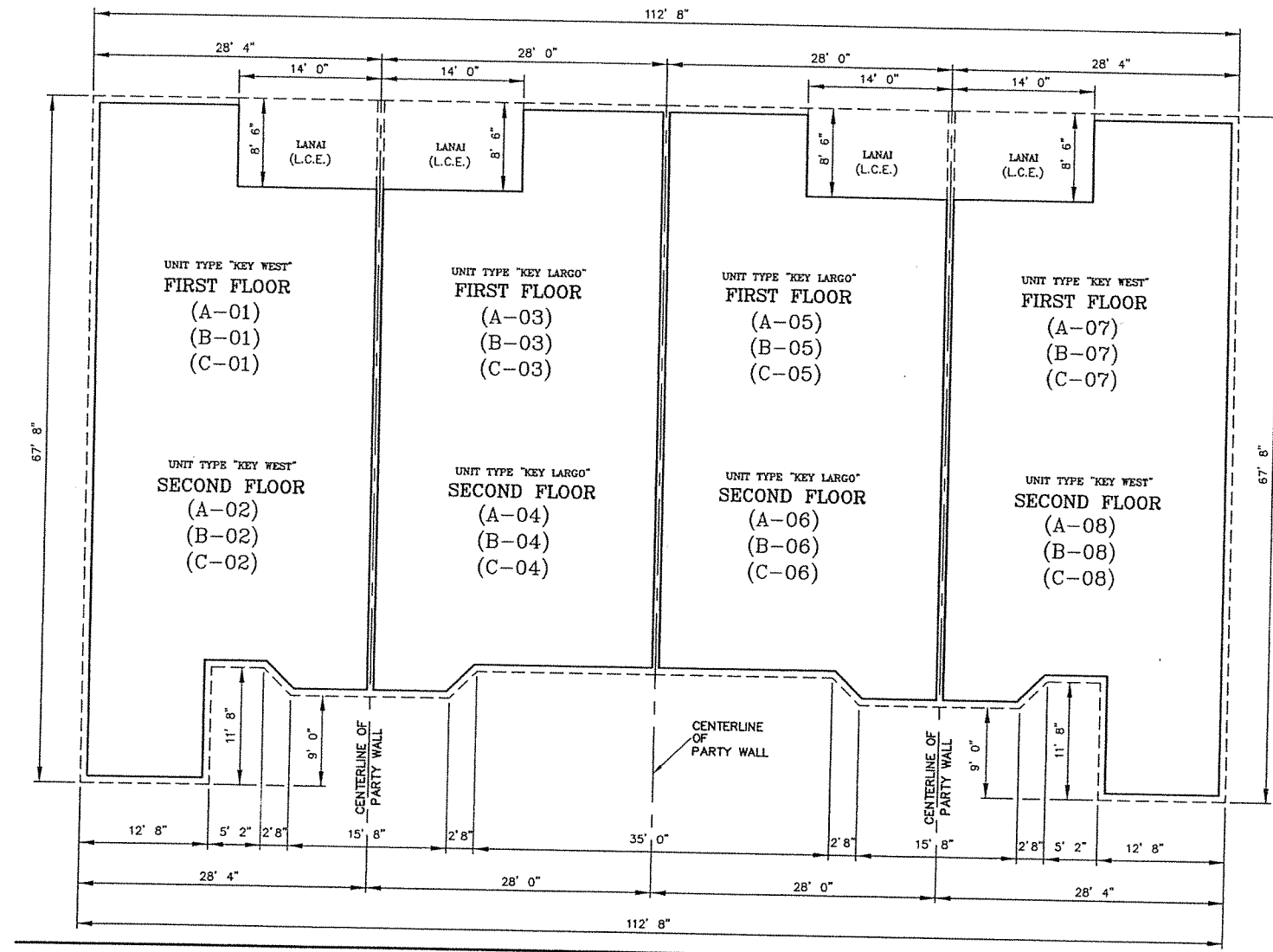
LINE	BEARING	DISTANCE
L1	S 61°43'00" E	10.88
L2	S 28°17'00" W	24.50
L3	S 28°17'00" W	43.09
L4	S 61°43'00" E	6.22
L5	S 28°17'00" W	24.50
L6	S 33°51'28" W	24.11
L7	S 28°00'00" W	42.54
L8	S 72°53'38" W	33.71
L9	S 61°57'00" E	12.50

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208



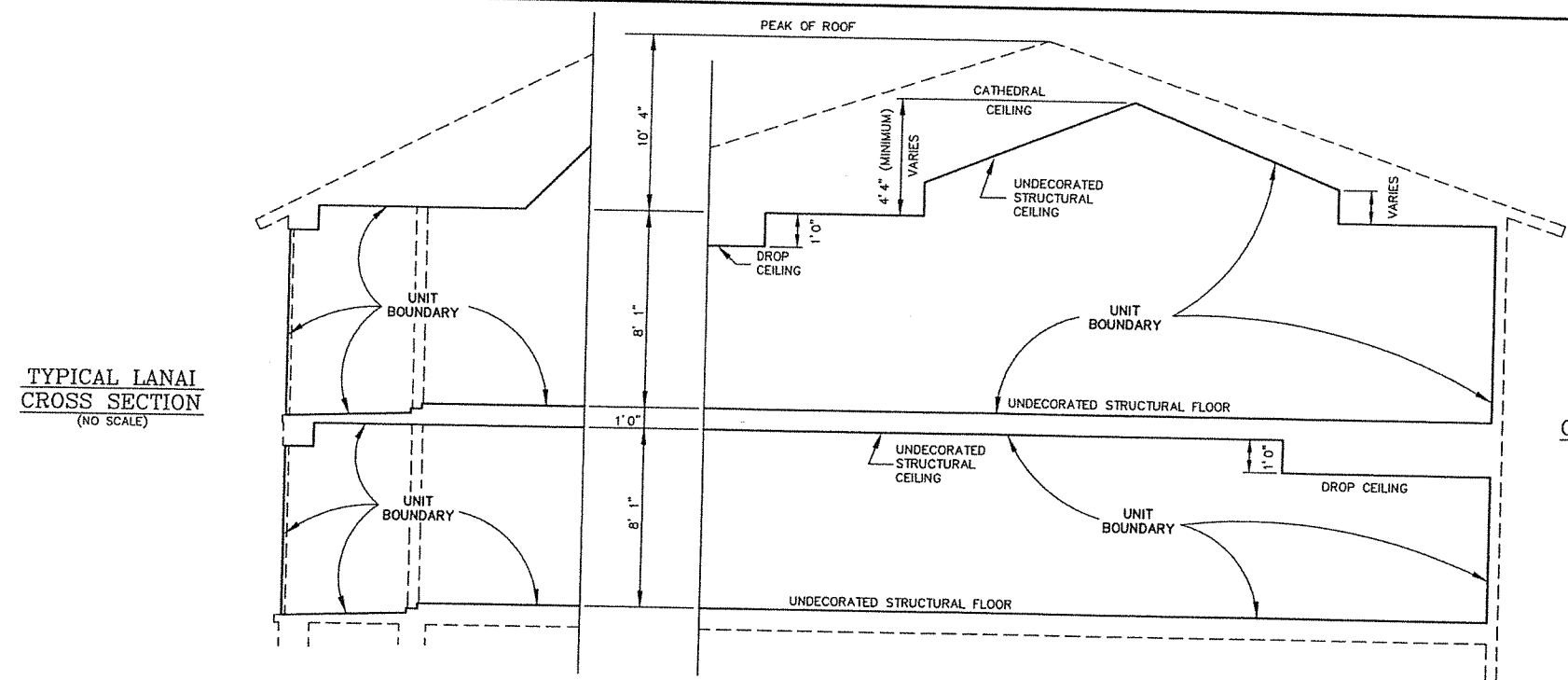
HARBORAGE ON BRADEN RIVER I

A CONDOMINIUM
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



NOTE
ALL WALLS ARE 8" WIDE TYPICAL

LEGEND:
L.C.E. - LIMITED COMMON ELEMENT



FILED AND RECORDED
1/17/2006 @ 3:38 pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

A CONDOMINIUM

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

2656408

DESCRIPTION (PHASE I)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET TO THE POINT OF BEGINNING; THENCE S 61°43'00" E, A DISTANCE OF 132.67 FEET; THENCE S 28°17'00" W, A DISTANCE OF 105.45 FEET; THENCE S 61°57'00" E, A DISTANCE OF 12.73 FEET; THENCE S 28°03'00" W, A DISTANCE OF 48.50 FEET; THENCE N 61°57'00" W, A DISTANCE OF 13.88 FEET; THENCE S 28°00'00" W, A DISTANCE OF 41.56 FEET; THENCE N 62°00'00" W, A DISTANCE OF 63.10 FEET TO AN POINT HEREINAFTER REFERRED TO "POINT A"; THENCE N 28°47'00" E, A DISTANCE OF 65.57 FEET; THENCE N 61°43'00" W, A DISTANCE OF 59.84 FEET; THENCE N 28°17'00" E, A DISTANCE OF 24.50 FEET; THENCE N 61°43'00" W, A DISTANCE OF 9.55 FEET; THENCE N 28°17'00" E, A DISTANCE OF 105.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.50 ACRES, MORE OR LESS.

COMMENCE AT THE PREVIOUSLY DESCRIBED "POINT A"; THENCE N 62°00'00" W, A DISTANCE OF 35.41 FEET TO THE POINT OF BEGINNING; THENCE N 62°00'00" W, A DISTANCE OF 47.33 FEET; THENCE N 28°00'00" E, A DISTANCE OF 41.97 FEET; THENCE S 61°43'00" E, A DISTANCE OF 47.33 FEET; THENCE S 28°00'00" W, A DISTANCE OF 41.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.05 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING A TOTAL OF 0.55 ACRES, MORE OR LESS.

DESCRIPTION (FUTURE PHASE II)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 61°43'00" E, A DISTANCE OF 132.67 FEET TO THE POINT OF BEGINNING; THENCE S 61°43'00" E, A DISTANCE OF 82.00 FEET; THENCE S 56°30'00" E, A DISTANCE OF 50.87 FEET; THENCE S 28°17'00" W, A DISTANCE OF 100.28 FEET; THENCE N 61°57'00" W, A DISTANCE OF 2.93 FEET; THENCE S 28°03'00" W, A DISTANCE OF 48.50 FEET; THENCE N 61°57'00" W, A DISTANCE OF 19.22 FEET; THENCE S 28°00'00" W, A DISTANCE OF 41.46 FEET; THENCE N 62°00'00" W, A DISTANCE OF 111.66 FEET; THENCE N 28°00'00" E, A DISTANCE OF 41.56 FEET; THENCE S 61°57'00" E, A DISTANCE OF 13.88 FEET; THENCE N 28°03'00" E, A DISTANCE OF 48.50 FEET; THENCE N 61°57'00" W, A DISTANCE OF 12.73 FEET; THENCE N 28°17'00" E, A DISTANCE OF 105.45 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

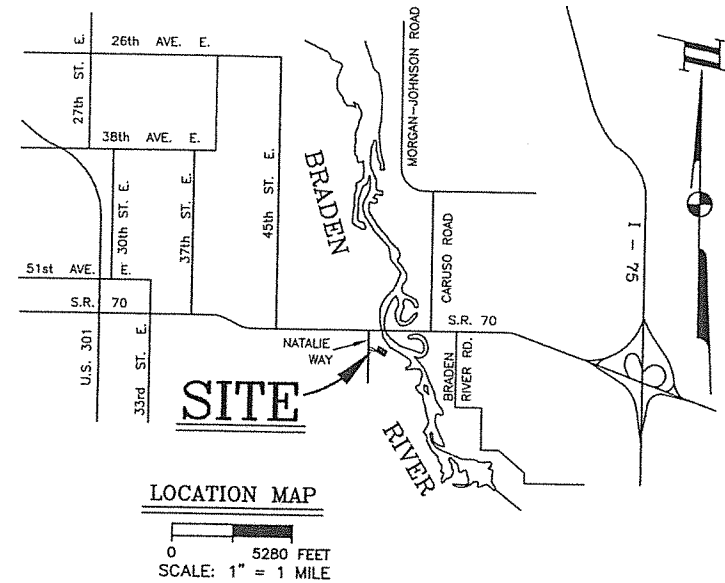
CONTAINING 0.55 ACRES, MORE OR LESS.

DESCRIPTION (FUTURE PHASE III)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 61°43'00" E, A DISTANCE OF 214.67 FEET; THENCE S 56°30'00" E, A DISTANCE OF 50.87 FEET TO THE POINT OF BEGINNING; THENCE S 56°30'00" E, A DISTANCE OF 8.63 FEET; THENCE S 61°13'00" E, A DISTANCE OF 131.50 FEET; THENCE S 28°04'43" W, A DISTANCE OF 24.25 FEET; THENCE S 28°00'00" W, A DISTANCE OF 163.35 FEET; THENCE N 62°00'00" W, A DISTANCE OF 162.73 FEET; THENCE N 28°00'00" E, A DISTANCE OF 41.46 FEET; THENCE S 61°57'00" E, A DISTANCE OF 19.22 FEET; THENCE N 28°03'00" E, A DISTANCE OF 48.50 FEET; THENCE S 61°57'00" E, A DISTANCE OF 2.93 FEET; THENCE N 28°17'00" E, A DISTANCE OF 100.28 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.63 ACRES, MORE OR LESS.



LOCATION MAP
0 5280 FEET
SCALE: 1" = 1 MILE

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°17'03" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. THE CONDOMINIUM LIES WITHIN FLOOD ZONES "X" & "AE" (EL=8.5), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL NUMBER 120153 0353 C, DATED FEBRUARY 5, 1994.
3. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK # K-186, ELEVATION OF 23.041, AS PUBLISHED.

DESCRIPTION (OVERALL)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET TO THE POINT OF BEGINNING; THENCE S 61°43'00" E, A DISTANCE OF 214.67 FEET; THENCE S 56°30'00" E, A DISTANCE OF 59.50 FEET; THENCE S 61°13'00" E, A DISTANCE OF 131.50 FEET; THENCE S 28°04'43" W, A DISTANCE OF 24.25 FEET; THENCE S 28°00'00" W, A DISTANCE OF 163.35 FEET; THENCE N 62°00'00" W, A DISTANCE OF 337.49 FEET TO A POINT HEREINAFTER REFERRED TO "POINT A"; THENCE N 28°47'00" E, A DISTANCE OF 65.57 FEET; THENCE N 61°43'00" W, A DISTANCE OF 59.84 FEET; THENCE N 28°17'00" E, A DISTANCE OF 24.50 FEET; THENCE N 61°43'00" W, A DISTANCE OF 9.55 FEET; THENCE N 28°17'00" E, A DISTANCE OF 105.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.69 ACRES, MORE OR LESS.

COMMENCE AT THE PREVIOUSLY DESCRIBED "POINT A"; THENCE N 62°00'00" W, A DISTANCE OF 35.41 FEET TO THE POINT OF BEGINNING; THENCE N 62°00'00" W, A DISTANCE OF 47.33 FEET; THENCE N 28°00'00" E, A DISTANCE OF 41.97 FEET; THENCE S 61°43'00" E, A DISTANCE OF 47.33 FEET; THENCE S 28°00'00" W, A DISTANCE OF 41.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.05 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING A TOTAL OF 1.74 ACRES, MORE OR LESS.

UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES.

UPPER AND LOWER BOUNDARIES:

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

(I) UPPER BOUNDARY

THE HORIZONTAL PLANE OF THE LOWER PORTION OF THE UNDECORATED STRUCTURAL CEILING, EXCEPT THAT THE UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING, THE UNDECORATED STRUCTURAL CEILING OF THOSE UNITS WILL FORM A PART OF THE UPPER BOUNDARY OF UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING.

(II) LOWER BOUNDARY

THE HORIZONTAL PLANE OF THE UNDECORATED STRUCTURAL FLOOR.

(III) INTERIOR DIVISIONS

EXCEPT AS PROVIDED IN SUBSECTIONS (I) AND (II) ABOVE, NO PART OF THE FLOOR OF THE UPPER FLOOR(S), CEILING OF THE LOWER FLOOR(S), STAIRWELLS OR ELEVATOR SHAFTS ADJOINING FLOORS, OR NONSTRUCTURAL INTERIOR WALLS, SHALL BE CONSIDERED A BOUNDARY OF THE UNIT.

PERIMETRICAL BOUNDARIES:

THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

APERTURES

WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, AND SKYLIGHTS, SUCH BOUNDARIES SHALL BE EXTENDED TO INCLUDE THE INTERIOR UNFINISHED SURFACES OF SUCH APERTURES, INCLUDING ALL FRAMEWORKS THEREOF. EXTERIOR SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIAL, AND ALL FRAMING AND CASINGS THEREFORE, SHALL BE INCLUDED IN THE BOUNDARIES OF THE UNIT.

CERTIFICATE OF SURVEYOR

I, JAMES N. GATCH, JR., BEING A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT:

- 1) A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON FEBRUARY 6, 2004 AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH UNDER CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472, FLORIDA STATUTES; AND IN COMPLIANCE WITH CHAPTER 718, FLORIDA STATUTES.
- 2) THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN HARBORAGE ON BRADEN RIVER II, PHASE I, A CONDOMINIUM, HAVE BEEN SUBSTANTIALLY COMPLETED. PHASE II & III, HAVE NOT BEEN SUBSTANTIALLY COMPLETED.
- 3) AND FURTHER, THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS IDENTIFIED HEREIN AND COMMON ELEMENT FACILITIES SERVING THE HEREIN IDENTIFIED BUILDING A "EVERGLADES" HAVE BEEN SUBSTANTIALLY COMPLETED; BUILDING B "PLANTATION", AND BUILDING C "SUNSET" HAVE NOT BEEN SUBSTANTIALLY COMPLETED.
- 4) AND FURTHER, ALL UNITS DEPICTED HEREIN HAVE NOT BEEN SUBSTANTIALLY COMPLETED.

DATE OF SIGNATURE: NOVEMBER 12, 2008

J. N. Gatch, Jr.
 JAMES N. GATCH, JR.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4295
 CERTIFICATE OF AUTHORIZATION # LB 6982

ZNS Engineering, L.C.

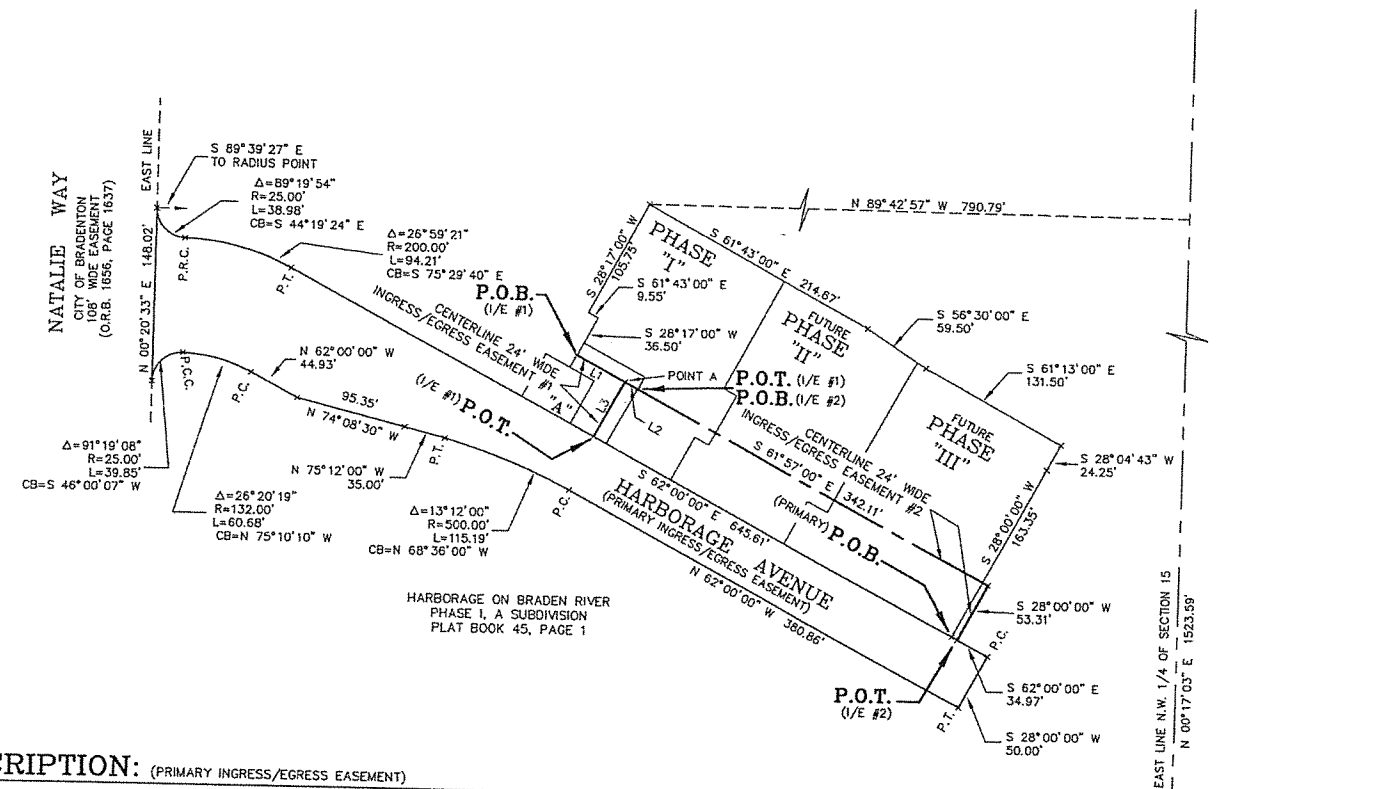
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

INGRESS/EGRESS EASEMENTS

HARBORAGE ON BRADEN RIVER II

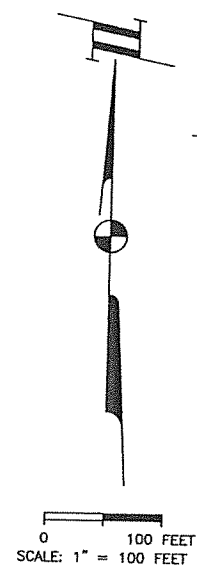
A CONDOMINIUM

IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



DESCRIPTION: (PRIMARY INGRESS/EGRESS EASEMENT)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 61°43'00" E, A DISTANCE OF 214.67 FEET; THENCE S 56°30'00" E, A DISTANCE OF 59.50 FEET; THENCE S 61°13'00" E, A DISTANCE OF 131.50 FEET; THENCE S 28°04'43" W, A DISTANCE OF 24.25 FEET; THENCE S 28°00'00" W, A DISTANCE OF 163.35 FEET TO THE POINT OF BEGINNING; THENCE S 62°00'00" E, A DISTANCE OF 34.97 FEET; THENCE S 28°00'00" W, A DISTANCE OF 50.00 FEET; THENCE N 62°00'00" W, A DISTANCE OF 380.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'00", A DISTANCE OF 115.19 FEET TO A POINT OF TANGENCY; THENCE N 75°12'00" W, A DISTANCE OF 35.00 FEET; THENCE N 76°08'30" W, A DISTANCE OF 95.35 FEET; THENCE N 62°00'00" W, A DISTANCE OF 44.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 132.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'19", A DISTANCE OF 60.68 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°19'08", A DISTANCE OF 39.85 FEET TO A POINT ON THE EAST LINE OF A CITY OF BRADENTON 108 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1656, PAGE 1637 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°20'33" E, ALONG SAID EAST LINE, A DISTANCE OF 148.02 FEET TO THE POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°39'27" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'54", A DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'21", A DISTANCE OF 94.21 FEET TO A POINT OF TANGENCY; THENCE S 62°00'00" E, A DISTANCE OF 645.61 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.



LINE DATA		
LINE	BEARING	DISTANCE
L1	S 61°43'00" E	214.67
L2	S 61°57'00" E	12.50
L3	S 28°47'00" W	53.63

LEGEND	
I/E	INGRESS/EGRESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
O.R.B.	OFFICIAL RECORD BOOK
L1	LINE DATA
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING

DESCRIPTION: (INGRESS/EGRESS EASEMENT #1)

A PARCEL OF LAND LYING 12.0 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SAID SECTION 15; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 9.55 FEET; THENCE S 28°17'00" W, A DISTANCE OF 36.50 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 61°43'00" E, A DISTANCE OF 47.24 FEET TO A POINT HEREINAFTER REFERRED TO "POINT A"; THENCE S 61°57'00" E, A DISTANCE OF 12.50 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

BEGIN AT THE PREVIOUSLY DESCRIBED "POINT A"; THENCE S 28°47'00" W, A DISTANCE OF 53.63 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

DESCRIPTION: (INGRESS/EGRESS EASEMENT #2)

A PARCEL OF LAND LYING 12.0 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SAID SECTION 15; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 1523.59 FEET; THENCE N 89°42'57" W, A DISTANCE OF 790.79 FEET; THENCE S 28°17'00" W, A DISTANCE OF 105.75 FEET; THENCE S 61°43'00" E, A DISTANCE OF 9.55 FEET; THENCE S 28°17'00" W, A DISTANCE OF 36.50 FEET; THENCE S 61°43'00" E, A DISTANCE OF 47.24 FEET; THENCE S 61°57'00" E, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 61°57'00" E, A DISTANCE OF 342.11 FEET; THENCE S 28°00'00" W, A DISTANCE OF 53.31 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

ZNS Engineering, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER II

A CONDOMINIUM

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

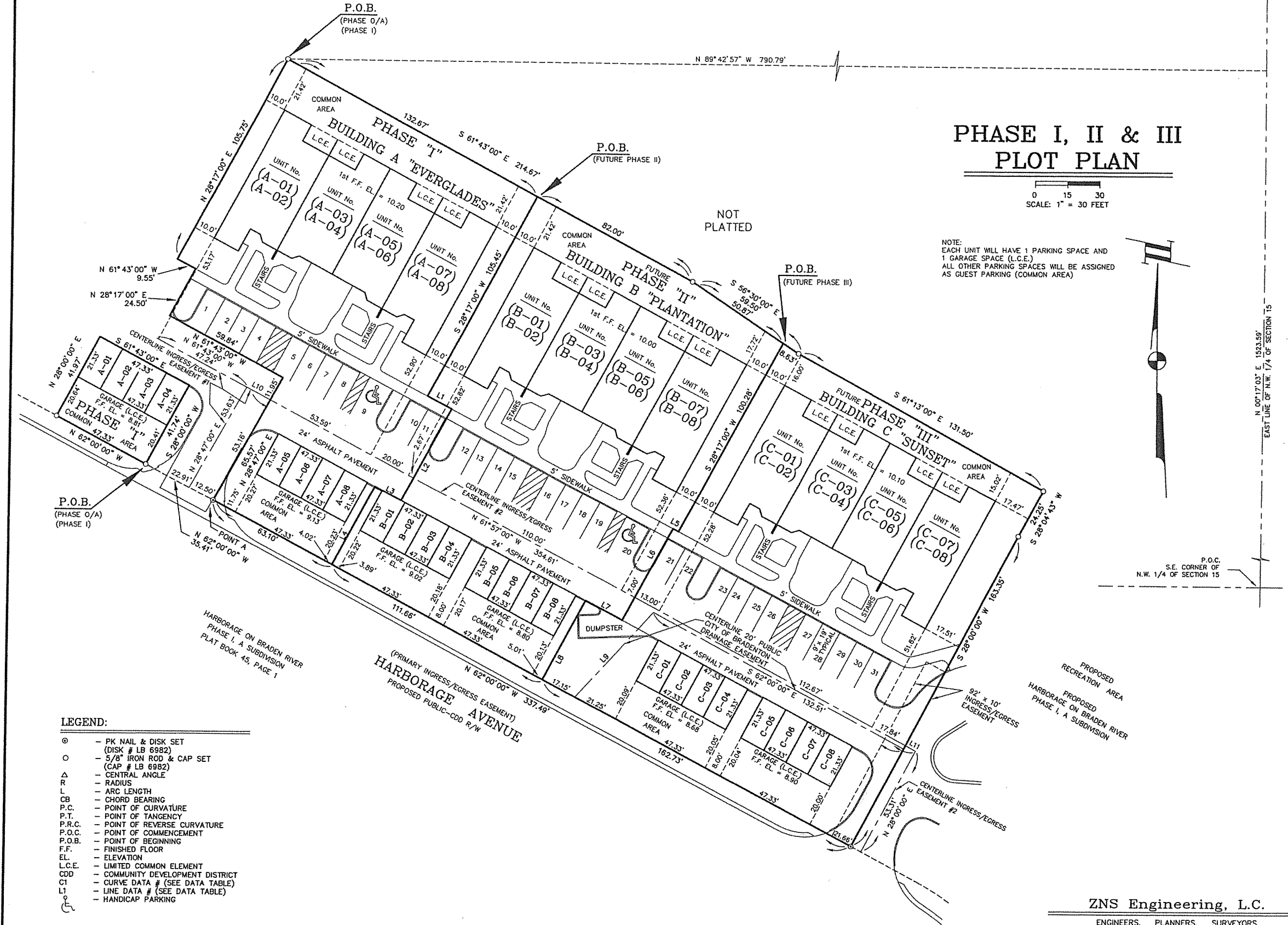
LINE DATA

LINE	BEARING	DISTANCE
L1	S 61°57'00" E	12.73
L2	S 28°03'00" W	48.50
L3	N 61°57'00" W	13.88
L4	S 28°00'00" W	41.56
L5	N 61°57'00" W	2.93
L6	S 28°03'00" W	48.50
L7	N 61°57'00" W	19.22
L8	S 28°00'00" W	41.46
L9	N 42°15'00" E	53.12
L10	S 61°57'00" E	12.50
L11	S 61°57'00" E	5.35

**PHASE I, II & III
PLOT PLAN**

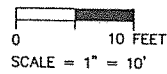
0 15 30
SCALE: 1" = 30 FEET

NOTE:
EACH UNIT WILL HAVE 1 PARKING SPACE AND
1 GARAGE SPACE (L.C.E.)
ALL OTHER PARKING SPACES WILL BE ASSIGNED
AS GUEST PARKING (COMMON AREA)



- LEGEND:**
- ⊙ - PK NAIL & DISK SET (DISK # LB 6982)
 - - 5/8" IRON ROD & CAP SET (CAP # LB 6982)
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - CB - CHORD BEARING
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - F.F. - FINISHED FLOOR
 - EL. - ELEVATION
 - L.C.E. - LIMITED COMMON ELEMENT
 - CDD - COMMUNITY DEVELOPMENT DISTRICT
 - CD - CURVE DATA # (SEE DATA TABLE)
 - L1 - LINE DATA # (SEE DATA TABLE)
 - ♿ - HANDICAP PARKING

ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

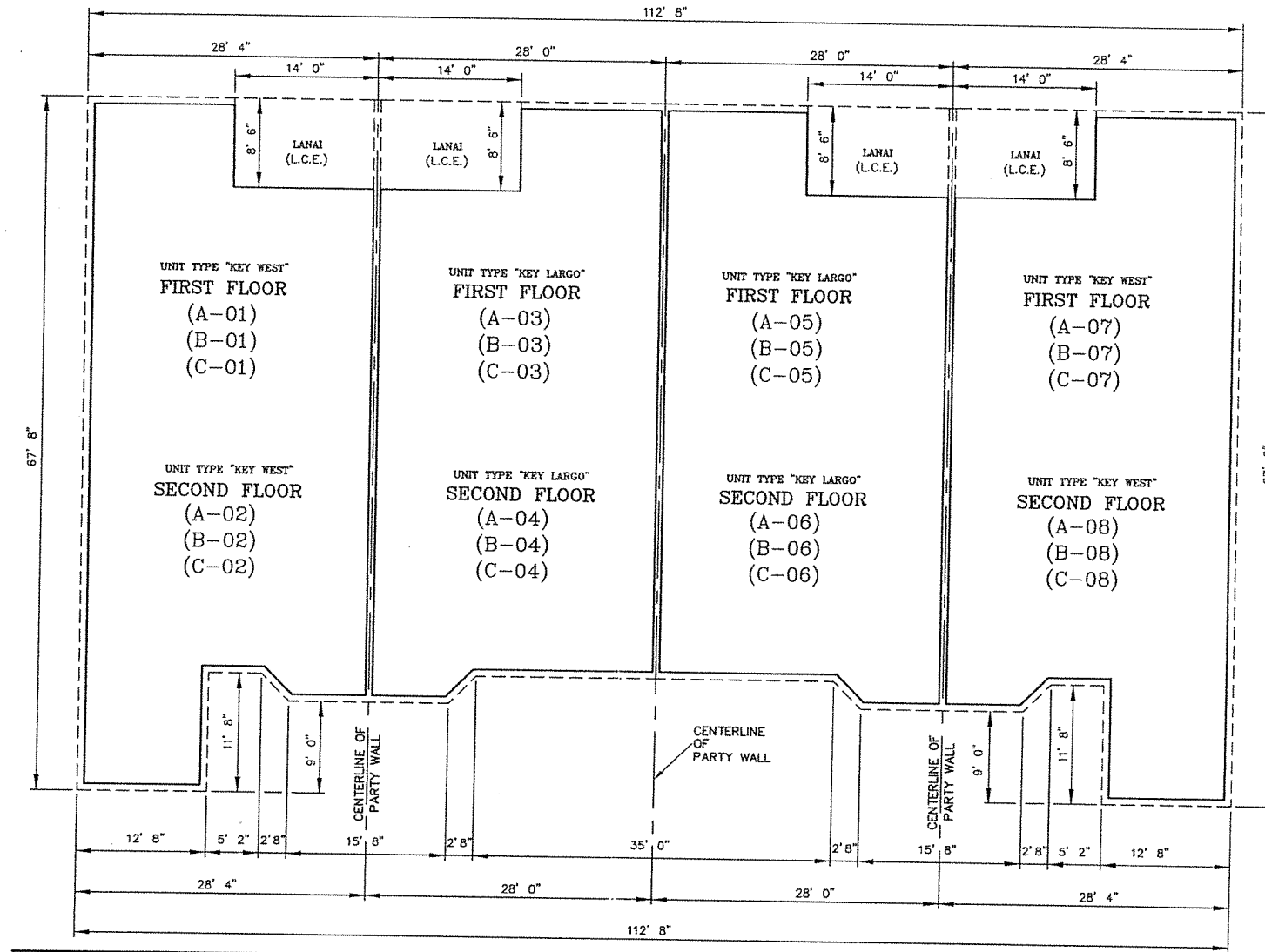


HARBORAGE ON BRADEN RIVER II

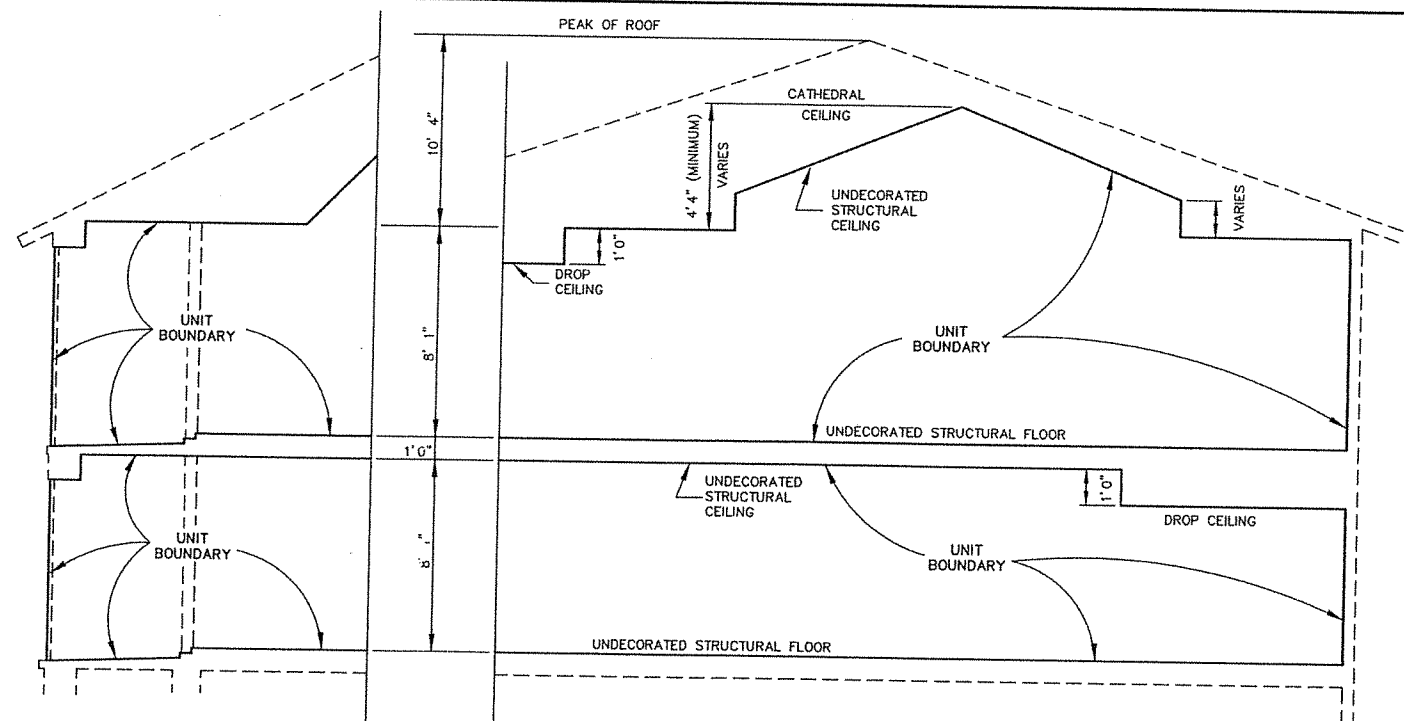
A CONDOMINIUM
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTE
ALL WALLS ARE 8" WIDE TYPICAL

LEGEND:
L.C.E. - LIMITED COMMON ELEMENT



TYPICAL LANAI
CROSS SECTION
(NO SCALE)



TYPICAL
CROSS SECTION
(NO SCALE)

FILED AND RECORDED
12/16/2008 @ 4:18 PM
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

ZNS Engineering, L.C.

ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER III

2159067

A CONDOMINIUM
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESCRIPTION (PHASE I)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 330.90 FEET TO THE POINT OF BEGINNING; THENCE S 54°20'00" W, A DISTANCE OF 99.35 FEET; THENCE S 35°40'00" E, A DISTANCE OF 17.04 FEET; THENCE S 54°20'00" W, A DISTANCE OF 24.50 FEET; THENCE S 35°40'00" E, A DISTANCE OF 43.34 FEET; THENCE S 54°20'00" W, A DISTANCE OF 65.33 FEET; THENCE N 35°40'00" W, A DISTANCE OF 42.00 FEET; THENCE N 54°20'00" E, A DISTANCE OF 41.33 FEET; THENCE N 35°40'00" W, A DISTANCE OF 47.33 FEET; THENCE S 54°20'00" W, A DISTANCE OF 41.33 FEET; THENCE N 35°40'00" W, A DISTANCE OF 55.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'33", A DISTANCE OF 94.27 FEET TO A POINT OF TANGENCY; THENCE N 00°20'33" E, A DISTANCE OF 30.11 FEET; THENCE S 89°39'27" E, A DISTANCE OF 3.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°39'27" E, AT A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 126°00'33", A DISTANCE OF 65.98 FEET TO A POINT OF TANGENCY; THENCE N 54°20'00" E, A DISTANCE OF 86.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE S 35°40'00" E, A DISTANCE OF 117.67 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
CONTAINING 0.71 ACRES, MORE OR LESS.

DESCRIPTION (FUTURE PHASE II)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 198.23 FEET TO THE POINT OF BEGINNING; THENCE S 54°20'00" W, A DISTANCE OF 147.85 FEET; THENCE N 35°40'00" W, A DISTANCE OF 21.46 FEET; THENCE S 54°20'00" W, A DISTANCE OF 41.33 FEET; THENCE N 35°40'00" W, A DISTANCE OF 50.83 FEET TO AN HEREINAFTER REFERRED TO "POINT A"; THENCE N 54°20'00" E, A DISTANCE OF 65.33 FEET; THENCE N 35°40'00" W, A DISTANCE OF 43.34 FEET; THENCE N 54°20'00" E, A DISTANCE OF 24.50 FEET; THENCE N 35°40'00" W, A DISTANCE OF 17.04 FEET; THENCE N 54°20'00" E, A DISTANCE OF 99.35 FEET; THENCE S 35°40'00" E, A DISTANCE OF 132.67 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 0.46 ACRES, MORE OR LESS.

COMMENCE AT THE AFORESAID "POINT A"; THENCE N 35°40'00" W, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING; THENCE N 35°40'00" W, A DISTANCE OF 47.33 FEET; THENCE N 54°20'00" E, A DISTANCE OF 41.33 FEET; THENCE S 35°40'00" E, A DISTANCE OF 47.33 FEET; THENCE S 54°20'00" W, A DISTANCE OF 41.33 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.04 ACRES, MORE OR LESS.

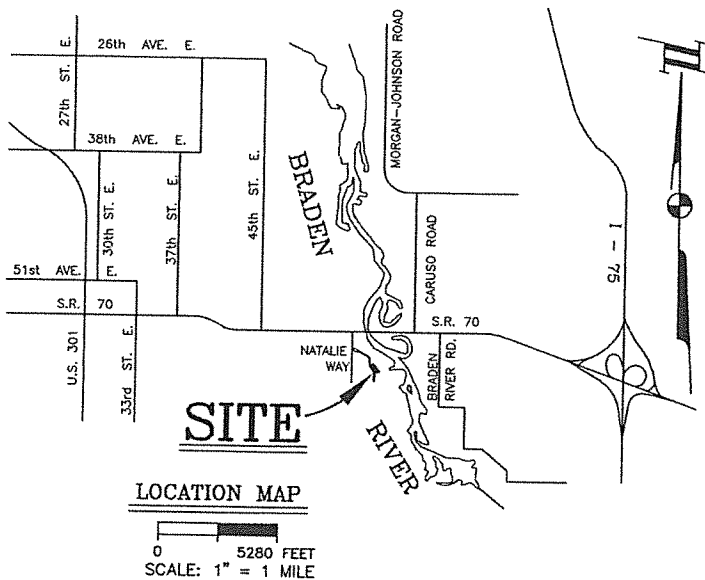
CONTAINING A TOTAL OF 0.50 ACRES, MORE OR LESS.

DESCRIPTION (FUTURE PHASE III)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING; THENCE S 72°20'00" W, A DISTANCE OF 113.74 FEET; THENCE N 90°00'00" W, A DISTANCE OF 73.45 FEET; THENCE S 54°20'00" W, A DISTANCE OF 20.17 FEET; THENCE S 83°00'00" W, A DISTANCE OF 11.81 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 83°00'00" W, AT A DISTANCE OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'00", A DISTANCE OF 37.52 FEET TO A POINT OF TANGENCY; THENCE N 35°40'00" W, A DISTANCE OF 72.02 FEET; THENCE N 54°20'00" E, A DISTANCE OF 41.33 FEET; THENCE S 35°40'00" E, A DISTANCE OF 21.46 FEET; THENCE N 54°20'00" E, A DISTANCE OF 147.85 FEET; THENCE S 35°40'00" E, A DISTANCE OF 170.19 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.60 ACRES, MORE OR LESS.



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°17'03" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. THE CONDOMINIUM LIES WITHIN FLOOD ZONES "X" & "AE" (EL=8.5), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL NUMBER 120153 0353 C, DATED FEBRUARY 5, 1994.
3. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK # K-186, ELEVATION OF 23.041, AS PUBLISHED.

DESCRIPTION (OVERALL)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING; THENCE S 72°20'00" W, A DISTANCE OF 113.74 FEET; THENCE N 90°00'00" W, A DISTANCE OF 73.45 FEET; THENCE S 54°20'00" W, A DISTANCE OF 20.17 FEET; THENCE S 83°00'00" W, A DISTANCE OF 11.81 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 83°00'00" W, AT A DISTANCE OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'00", A DISTANCE OF 37.52 FEET TO A POINT OF TANGENCY; THENCE N 35°40'00" W, A DISTANCE OF 267.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'33", A DISTANCE OF 94.27 FEET TO A POINT OF TANGENCY; THENCE N 00°20'33" E, A DISTANCE OF 30.11 FEET; THENCE S 89°39'27" E, A DISTANCE OF 3.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°39'27" E, AT A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 126°00'33", A DISTANCE OF 65.98 FEET TO A POINT OF TANGENCY; THENCE N 54°20'00" E, A DISTANCE OF 86.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE S 35°40'00" E, A DISTANCE OF 420.52 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 1.81 ACRES, MORE OR LESS.

UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES.

UPPER AND LOWER BOUNDARIES:

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

(I) UPPER BOUNDARY

THE HORIZONTAL PLANE OF THE LOWER PORTION OF THE UNDECORATED STRUCTURAL CEILING, EXCEPT THAT THE UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING, THE UNDECORATED STRUCTURAL CEILING OF THOSE UNITS WILL FORM A PART OF THE UPPER BOUNDARY OF UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING.

(II) LOWER BOUNDARY

THE HORIZONTAL PLANE OF THE UNDECORATED STRUCTURAL FLOOR.

(III) INTERIOR DIVISIONS

EXCEPT AS PROVIDED IN SUBSECTIONS (I) AND (II) ABOVE, NO PART OF THE FLOOR OF THE UPPER FLOOR(S), CEILING OF THE LOWER FLOOR(S), STAIRWELLS OR ELEVATOR SHAFTS ADJOINING FLOORS, OR NONSTRUCTURAL INTERIOR WALLS, SHALL BE CONSIDERED A BOUNDARY OF THE UNIT.

PERIMETRICAL BOUNDARIES:

THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

APERTURES

WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, AND SKYLIGHTS, SUCH BOUNDARIES SHALL BE EXTENDED TO INCLUDE THE INTERIOR UNFINISHED SURFACES OF SUCH APERTURES, INCLUDING ALL FRAMEWORKS THEREOF. EXTERIOR SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIAL, AND ALL FRAMING AND CASINGS THEREOF, SHALL BE INCLUDED IN THE BOUNDARIES OF THE UNIT.

CERTIFICATE OF SURVEYOR

I, JAMES N. GATCH, JR., BEING A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT:

- 1) A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON FEBRUARY 6, 2004 AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH UNDER CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472, FLORIDA STATUTES; AND IN COMPLIANCE WITH CHAPTER 718, FLORIDA STATUTES.
- 2) THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN HARBORAGE ON BRADEN RIVER III, PHASE I, A CONDOMINIUM, HAVE BEEN SUBSTANTIALLY COMPLETED, PHASE II & III, HAVE NOT BEEN SUBSTANTIALLY COMPLETED.
- 3) AND FURTHER, THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS IDENTIFIED HEREIN AND COMMON ELEMENT FACILITIES SERVING THE HEREIN IDENTIFIED BUILDING A "TORTUGA", HAVE BEEN SUBSTANTIALLY COMPLETED, BUILDING B "LARGO", AND BUILDING C "VACA", HAVE NOT BEEN SUBSTANTIALLY COMPLETED.

DATE OF SIGNATURE: APRIL 12, 2005

J. N. Gatch, Jr.
JAMES N. GATCH, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE No. 4295
CERTIFICATE OF AUTHORIZATION # LB 6982

ZOLLER, NAJJAR & SHROYER, L.C.

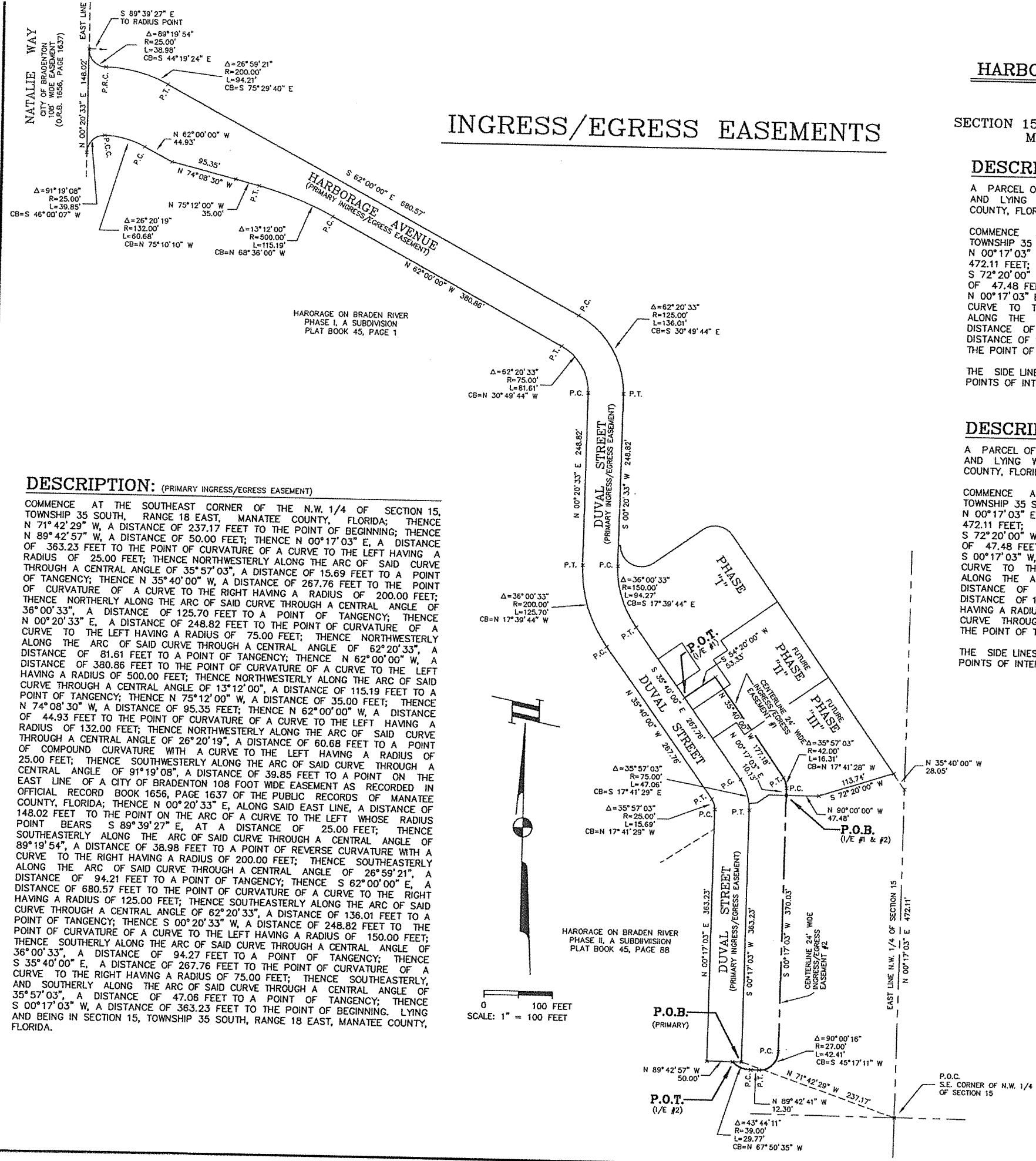
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER III

A CONDOMINIUM

IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

INGRESS/EGRESS EASEMENTS



DESCRIPTION: (PRIMARY INGRESS/EGRESS EASEMENT)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 71°42'29" W, A DISTANCE OF 237.17 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'57" W, A DISTANCE OF 50.00 FEET; THENCE N 00°17'03" E, A DISTANCE OF 363.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 15.69 FEET TO A POINT OF TANGENCY; THENCE N 35°40'00" W, A DISTANCE OF 267.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'33", A DISTANCE OF 125.70 FEET TO A POINT OF TANGENCY; THENCE N 00°20'33" E, A DISTANCE OF 248.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°20'33", A DISTANCE OF 81.61 FEET TO A POINT OF TANGENCY; THENCE N 62°00'00" W, A DISTANCE OF 380.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'00", A DISTANCE OF 115.19 FEET TO A POINT OF TANGENCY; THENCE N 75°12'00" W, A DISTANCE OF 35.00 FEET; THENCE N 74°08'30" W, A DISTANCE OF 95.35 FEET; THENCE N 62°00'00" W, A DISTANCE OF 44.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 132.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'19", A DISTANCE OF 60.68 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°19'08", A DISTANCE OF 39.85 FEET TO A POINT ON THE EAST LINE OF A CITY OF BRADENTON 108 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1656, PAGE 1637 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°20'33" E, ALONG SAID EAST LINE, A DISTANCE OF 148.02 FEET TO THE POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°39'27" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'54", A DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'21", A DISTANCE OF 94.21 FEET TO A POINT OF TANGENCY; THENCE S 62°00'00" E, A DISTANCE OF 680.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°20'33", A DISTANCE OF 136.01 FEET TO A POINT OF TANGENCY; THENCE S 00°20'33" W, A DISTANCE OF 248.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'33", A DISTANCE OF 94.27 FEET TO A POINT OF TANGENCY; THENCE S 35°40'00" E, A DISTANCE OF 267.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 47.06 FEET TO A POINT OF TANGENCY; THENCE S 00°17'03" W, A DISTANCE OF 363.23 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

DESCRIPTION: (INGRESS/EGRESS EASEMENT #1)

A PARCEL OF LAND LYING 12.0 FEET EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 28.05 FEET; THENCE S 72°20'00" W, A DISTANCE OF 113.74 FEET; THENCE N 90°00'00" W, A DISTANCE OF 47.48 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 00°17'03" E, A DISTANCE OF 10.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 42.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 16.31 FEET TO A POINT OF TANGENCY; THENCE N 35°40'00" W, A DISTANCE OF 177.18 FEET; THENCE S 54°20'00" W, A DISTANCE OF 53.33 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

DESCRIPTION: (INGRESS/EGRESS EASEMENT #2)

A PARCEL OF LAND LYING 12.0 FEET EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 28.05 FEET; THENCE S 72°20'00" W, A DISTANCE OF 113.74 FEET; THENCE N 90°00'00" W, A DISTANCE OF 47.48 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 00°17'03" W, A DISTANCE OF 370.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'16", A DISTANCE OF 42.41 FEET TO A POINT OF TANGENCY; THENCE N 89°42'41" W, A DISTANCE OF 12.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°44'11", A DISTANCE OF 29.77 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

LEGEND	
I/E	INGRESS/EGRESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.T.	POINT OF INTERSECTION
P.C.C.	POINT OF COMPOUND CURVATURE
O.R.B.	OFFICIAL RECORD BOOK
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING

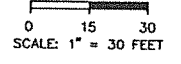
ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER III

A CONDOMINIUM
IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

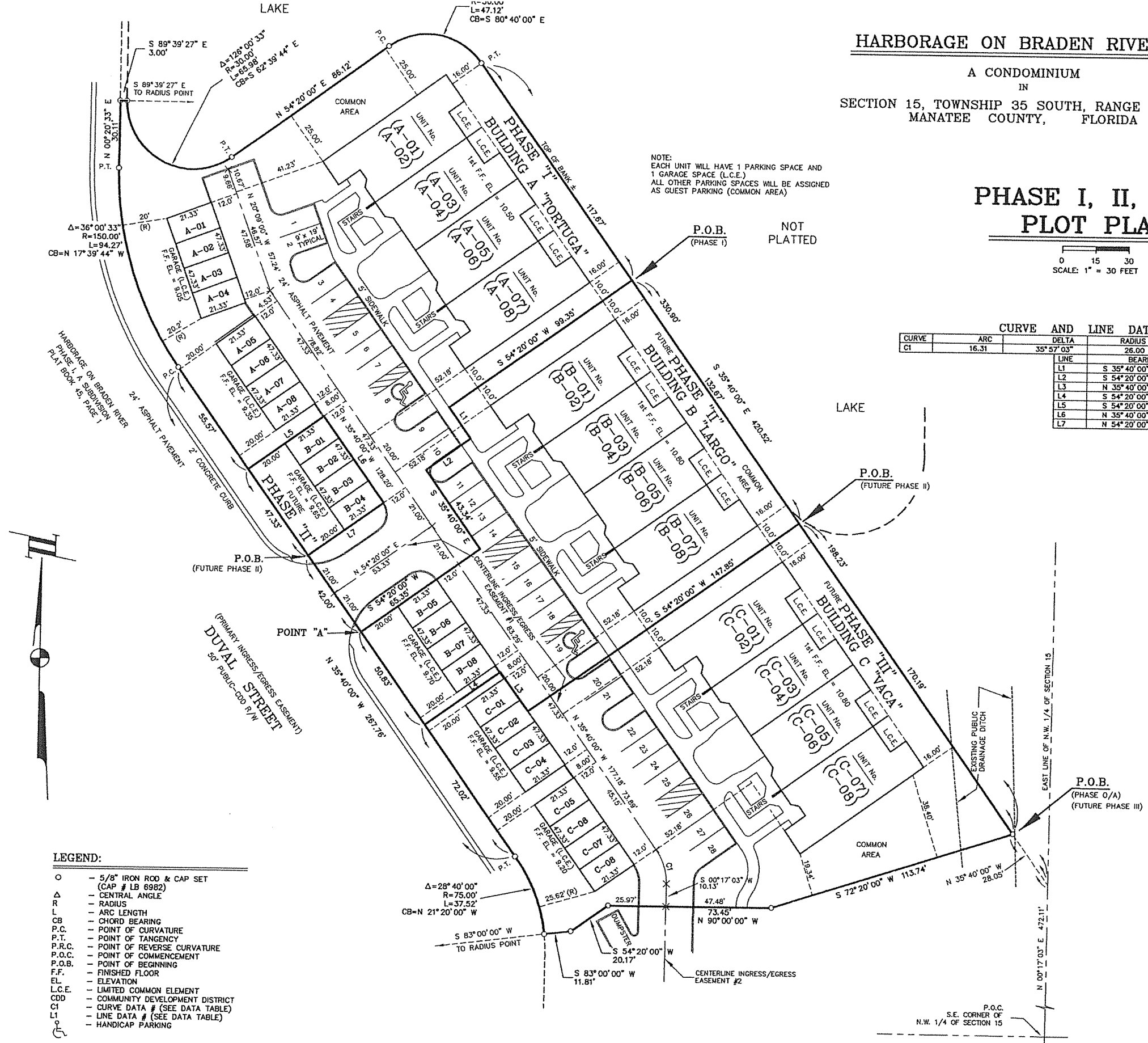
PHASE I, II, & III PLOT PLAN



CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C1	16.31	35°57'03"	26.00	S 17°41'28" E

LINE	BEARING	DISTANCE
L1	S 35°40'00" E	17.04
L2	S 54°20'00" W	24.50
L3	N 35°40'00" W	21.46
L4	S 54°20'00" W	41.33
L5	S 54°20'00" W	41.33
L6	N 35°40'00" W	47.33
L7	N 54°20'00" E	41.33



- LEGEND:**
- O - 5/8" IRON ROD & CAP SET (CAP # LB 6982)
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - CB - CHORD BEARING
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - F.F. - FINISHED FLOOR
 - EL - ELEVATION
 - L.C.E. - LIMITED COMMON ELEMENT
 - CDD - COMMUNITY DEVELOPMENT DISTRICT
 - CI - CURVE DATA # (SEE DATA TABLE)
 - L1 - LINE DATA # (SEE DATA TABLE)
 - ♿ - HANDICAP PARKING

ZOLLER, NAJJAR & SHROYER, L.C.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER III

A CONDOMINIUM

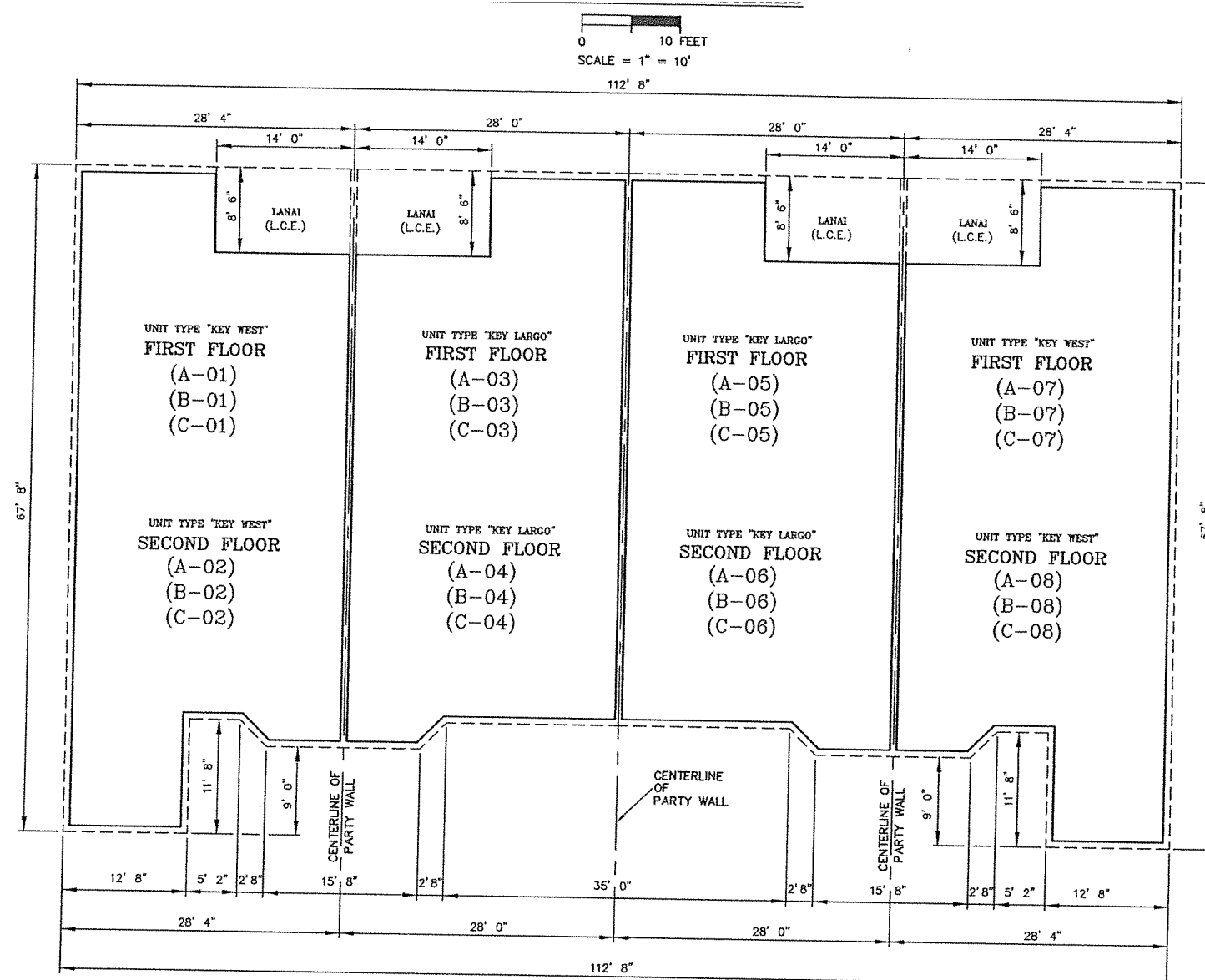
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTE

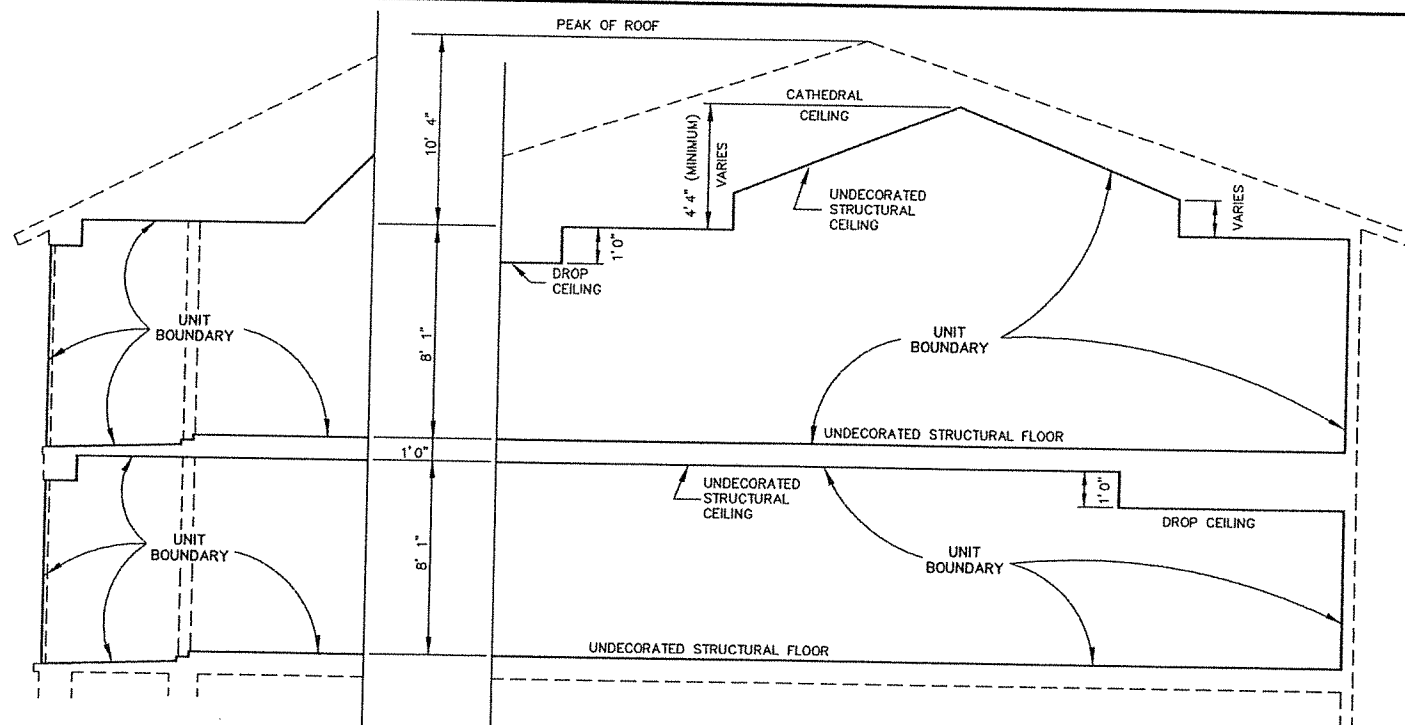
ALL WALLS ARE 8" WIDE TYPICAL

LEGEND:

L.C.E. - LIMITED COMMON ELEMENT



**TYPICAL LANAI
CROSS SECTION**
(NO SCALE)



**TYPICAL
CROSS SECTION**
(NO SCALE)

FILED AND RECORDED
7/6/2005 @ 10:54am
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

HARBORAGE ON BRADEN RIVER IV

A CONDOMINIUM
IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

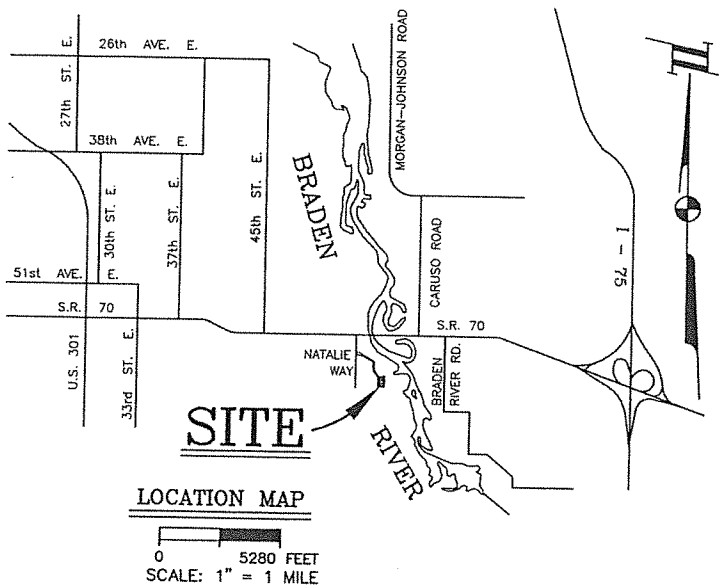
2236368

DESCRIPTION (PHASE I)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 321.50 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'57" W, A DISTANCE OF 184.15 FEET; THENCE S 00°17'03" W, A DISTANCE OF 10.17 FEET; THENCE N 89°42'57" W, A DISTANCE OF 41.40 FEET; THENCE N 00°17'03" E, A DISTANCE OF 125.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°17'03", A DISTANCE OF 9.53 FEET; THENCE N 83°00'00" E, A DISTANCE OF 11.81 FEET; THENCE N 54°20'00" E, A DISTANCE OF 20.17 FEET; THENCE S 90°00'00" E, A DISTANCE OF 73.45 FEET; THENCE N 72°20'00" E, A DISTANCE OF 113.74 FEET; THENCE S 35°40'00" E, A DISTANCE OF 28.05 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID N.W. 1/4; THENCE S 00°17'03" W, ALONG SAID EAST LINE, A DISTANCE OF 150.61 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.77 ACRES, MORE OR LESS.



LOCATION MAP
SCALE: 1" = 1 MILE

DESCRIPTION (FUTURE PHASE II)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 188.83 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'57" W, A DISTANCE OF 184.15 FEET; THENCE N 00°17'03" E, A DISTANCE OF 11.83 FEET; THENCE N 89°42'57" W, A DISTANCE OF 41.40 FEET; THENCE N 00°17'03" E, A DISTANCE OF 110.67 FEET; THENCE S 89°42'57" E, A DISTANCE OF 41.40 FEET; THENCE N 00°17'03" E, A DISTANCE OF 10.17 FEET; THENCE S 89°42'57" E, A DISTANCE OF 184.15 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID N.W. 1/4; THENCE S 00°17'03" W, ALONG SAID EAST LINE, A DISTANCE OF 132.67 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.67 ACRES, MORE OR LESS.

DESCRIPTION (FUTURE PHASE III)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'59" W, A DISTANCE OF 253.73 FEET; THENCE N 00°00'00" E, A DISTANCE OF 9.07 FEET; THENCE N 36°00'00" E, A DISTANCE OF 17.55 FEET; THENCE S 89°42'57" E, A DISTANCE OF 17.97 FEET; THENCE N 00°17'03" E, A DISTANCE OF 127.34 FEET; THENCE S 89°42'57" E, A DISTANCE OF 41.40 FEET; THENCE S 00°17'03" W, A DISTANCE OF 11.83 FEET; THENCE S 89°42'57" E, A DISTANCE OF 184.15 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID N.W. 1/4; THENCE S 00°17'03" W, ALONG SAID EAST LINE, A DISTANCE OF 138.83 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.74 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, ASSUMED TO BE N 00°17'03" E, AND DO NOT REFER TO THE TRUE MERIDIAN.
2. THE CONDOMINIUM LIES WITHIN FLOOD ZONES "X" & "AE" (EL=8.5), AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL NUMBER 120153 0353 C, DATED FEBRUARY 5, 1994.
3. ELEVATIONS ARE BASED ON NGVD 1929, BENCH MARK # K-186, ELEVATION OF 23.041, AS PUBLISHED.

DESCRIPTION (OVERALL)

COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'59" W, A DISTANCE OF 253.73 FEET; THENCE N 00°00'00" E, A DISTANCE OF 9.07 FEET; THENCE N 36°00'00" E, A DISTANCE OF 17.55 FEET; THENCE S 89°42'57" E, A DISTANCE OF 17.97 FEET; THENCE N 00°17'03" E, A DISTANCE OF 363.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°17'03", A DISTANCE OF 9.53 FEET; THENCE N 83°00'00" E, A DISTANCE OF 11.81 FEET; THENCE N 54°20'00" E, A DISTANCE OF 20.17 FEET; THENCE S 90°00'00" E, A DISTANCE OF 73.45 FEET; THENCE N 72°20'00" E, A DISTANCE OF 113.74 FEET; THENCE S 35°40'00" E, A DISTANCE OF 28.05 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID N.W. 1/4; THENCE S 00°17'03" W, ALONG SAID EAST LINE, A DISTANCE OF 422.11 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 2.18 ACRES, MORE OR LESS.

UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES.

UPPER AND LOWER BOUNDARIES:

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

(I) UPPER BOUNDARY

THE HORIZONTAL PLANE OF THE LOWER PORTION OF THE UNDECORATED STRUCTURAL CEILING, EXCEPT THAT THE UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING, THE UNDECORATED STRUCTURAL CEILING OF THOSE UNITS WILL FORM A PART OF THE UPPER BOUNDARY OF UNITS ON THE SECOND (2nd) FLOOR OF THE BUILDING.

(II) LOWER BOUNDARY

THE HORIZONTAL PLANE OF THE UNDECORATED STRUCTURAL FLOOR.

(III) INTERIOR DIVISIONS

EXCEPT AS PROVIDED IN SUBSECTIONS (I) AND (II) ABOVE, NO PART OF THE FLOOR OF THE UPPER FLOOR(S), CEILING OF THE LOWER FLOOR(S), STAIRWELLS OR ELEVATOR SHAFTS ADJOINING FLOORS, OR NONSTRUCTURAL INTERIOR WALLS, SHALL BE CONSIDERED A BOUNDARY OF THE UNIT.

PERIMETRICAL BOUNDARIES:

THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

APERTURES

WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, AND SKYLIGHTS, SUCH BOUNDARIES SHALL BE EXTENDED TO INCLUDE THE INTERIOR UNFINISHED SURFACES OF SUCH APERTURES, INCLUDING ALL FRAMEWORKS THEREOF. EXTERIOR SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIAL, AND ALL FRAMING AND CASINGS THEREFORE, SHALL BE INCLUDED IN THE BOUNDARIES OF THE UNIT.

CERTIFICATE OF SURVEYOR

I, JAMES N. GATCH, JR., BEING A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT:

- 1) A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON FEBRUARY 6, 2004 AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH UNDER CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472, FLORIDA STATUTES; AND IN COMPLIANCE WITH CHAPTER 718, FLORIDA STATUTES.
- 2) THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN HARBORAGE ON BRADEN RIVER IV, PHASE I, A CONDOMINIUM, HAVE BEEN SUBSTANTIALLY COMPLETED, PHASE II & III, HAVE NOT BEEN SUBSTANTIALLY COMPLETED.
- 3) AND FURTHER, THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS IDENTIFIED HEREIN AND COMMON ELEMENT FACILITIES SERVING THE HEREIN IDENTIFIED BUILDING "A" "TAVERNIER", HAVE BEEN SUBSTANTIALLY COMPLETED, BUILDING "B" "HEMING BWAY", AND BUILDING "C" "AUDUBON", HAVE NOT BEEN SUBSTANTIALLY COMPLETED.

DATE OF SIGNATURE: NOVEMBER 10, 2005

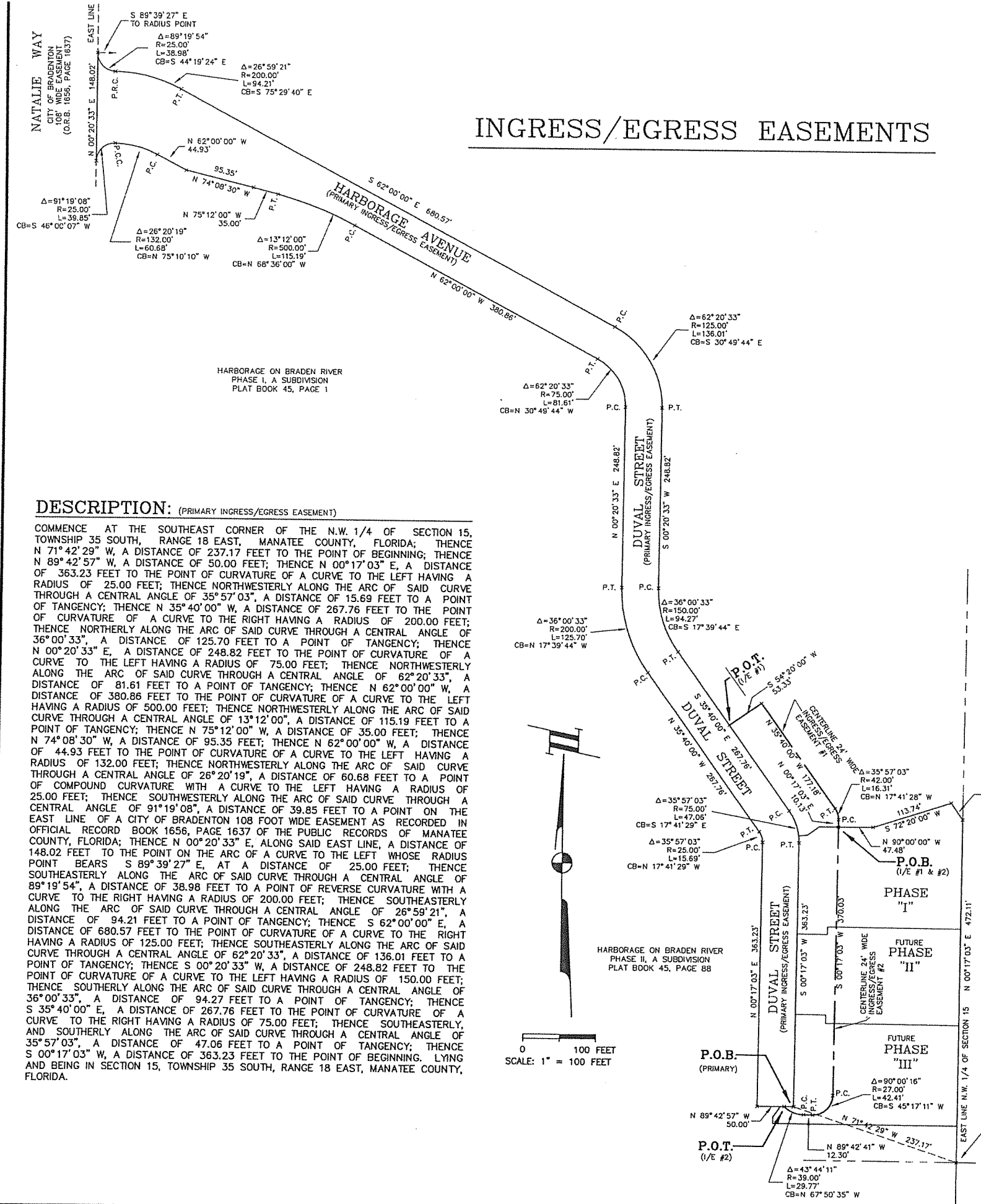
J. N. Gatch, Jr.
JAMES N. GATCH, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4295
CERTIFICATE OF AUTHORIZATION # LB 6982

ZOLLER, NAJJAR & SHROYER, L.C.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER IV
A CONDOMINIUM
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

INGRESS/EGRESS EASEMENTS



DESCRIPTION: (PRIMARY INGRESS/EGRESS EASEMENT)
COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 71°42'29" W, A DISTANCE OF 237.17 FEET TO THE POINT OF BEGINNING; THENCE N 89°42'57" W, A DISTANCE OF 50.00 FEET; THENCE N 00°17'03" E, A DISTANCE OF 363.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 15.69 FEET TO A POINT OF TANGENCY; THENCE N 35°40'00" W, A DISTANCE OF 267.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'33", A DISTANCE OF 125.70 FEET TO A POINT OF TANGENCY; THENCE N 00°20'33" E, A DISTANCE OF 248.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°20'33", A DISTANCE OF 81.61 FEET TO A POINT OF TANGENCY; THENCE N 62°00'00" W, A DISTANCE OF 380.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'00", A DISTANCE OF 115.19 FEET TO A POINT OF TANGENCY; THENCE N 75°12'00" W, A DISTANCE OF 35.00 FEET; THENCE N 74°08'30" W, A DISTANCE OF 95.35 FEET; THENCE N 62°00'00" W, A DISTANCE OF 44.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 132.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'19", A DISTANCE OF 60.68 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°19'08", A DISTANCE OF 39.85 FEET TO A POINT ON THE EAST LINE OF A CITY OF BRADENTON 108 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1656, PAGE 1637 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°20'33" E, ALONG SAID EAST LINE, A DISTANCE OF 148.02 FEET TO THE POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89°39'27" E, AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'54", A DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'21", A DISTANCE OF 94.21 FEET TO A POINT OF TANGENCY; THENCE S 62°00'00" E, A DISTANCE OF 680.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°20'33", A DISTANCE OF 136.01 FEET TO A POINT OF TANGENCY; THENCE S 00°20'33" W, A DISTANCE OF 248.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'33", A DISTANCE OF 94.27 FEET TO A POINT OF TANGENCY; THENCE S 35°40'00" E, A DISTANCE OF 267.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 47.06 FEET TO A POINT OF TANGENCY; THENCE S 00°17'03" W, A DISTANCE OF 363.23 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

DESCRIPTION: (INGRESS/EGRESS EASEMENT #1)
A PARCEL OF LAND LYING 12.0 FEET EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 28.05 FEET; THENCE S 72°20'00" W, A DISTANCE OF 113.74 FEET; THENCE N 90°00'00" W, A DISTANCE OF 47.48 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 00°17'03" E, A DISTANCE OF 10.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 42.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°57'03", A DISTANCE OF 16.31 FEET TO A POINT OF TANGENCY; THENCE N 35°40'00" W, A DISTANCE OF 177.18 FEET; THENCE S 54°20'00" W, A DISTANCE OF 53.33 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

DESCRIPTION: (INGRESS/EGRESS EASEMENT #2)
A PARCEL OF LAND LYING 12.0 FEET EACH SIDE OF THE FOLLOWING CENTERLINE, AND LYING WITHIN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CENTERLINE BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°17'03" E, ALONG THE EAST LINE OF SAID N.W. 1/4, A DISTANCE OF 472.11 FEET; THENCE N 35°40'00" W, A DISTANCE OF 28.05 FEET; THENCE S 72°20'00" W, A DISTANCE OF 113.74 FEET; THENCE N 90°00'00" W, A DISTANCE OF 47.48 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 00°17'03" W, A DISTANCE OF 370.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'16", A DISTANCE OF 42.41 FEET TO A POINT OF TANGENCY; THENCE N 89°42'41" W, A DISTANCE OF 12.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°44'11", A DISTANCE OF 29.77 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

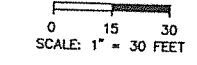
LEGEND

I/E	INGRESS/EGRESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
O.R.B.	OFFICIAL RECORD BOOK
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING

ZOLLER, NAJJAR & SHROYER, L.C.
ENGINEERS, PLANNERS, SURVEYORS
LANDSCAPE ARCHITECTS AND ENVIRONMENTAL CONSULTANTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

HARBORAGE ON BRADEN RIVER IV
A CONDOMINIUM
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

**PHASE I, II & III
PLOT PLAN**



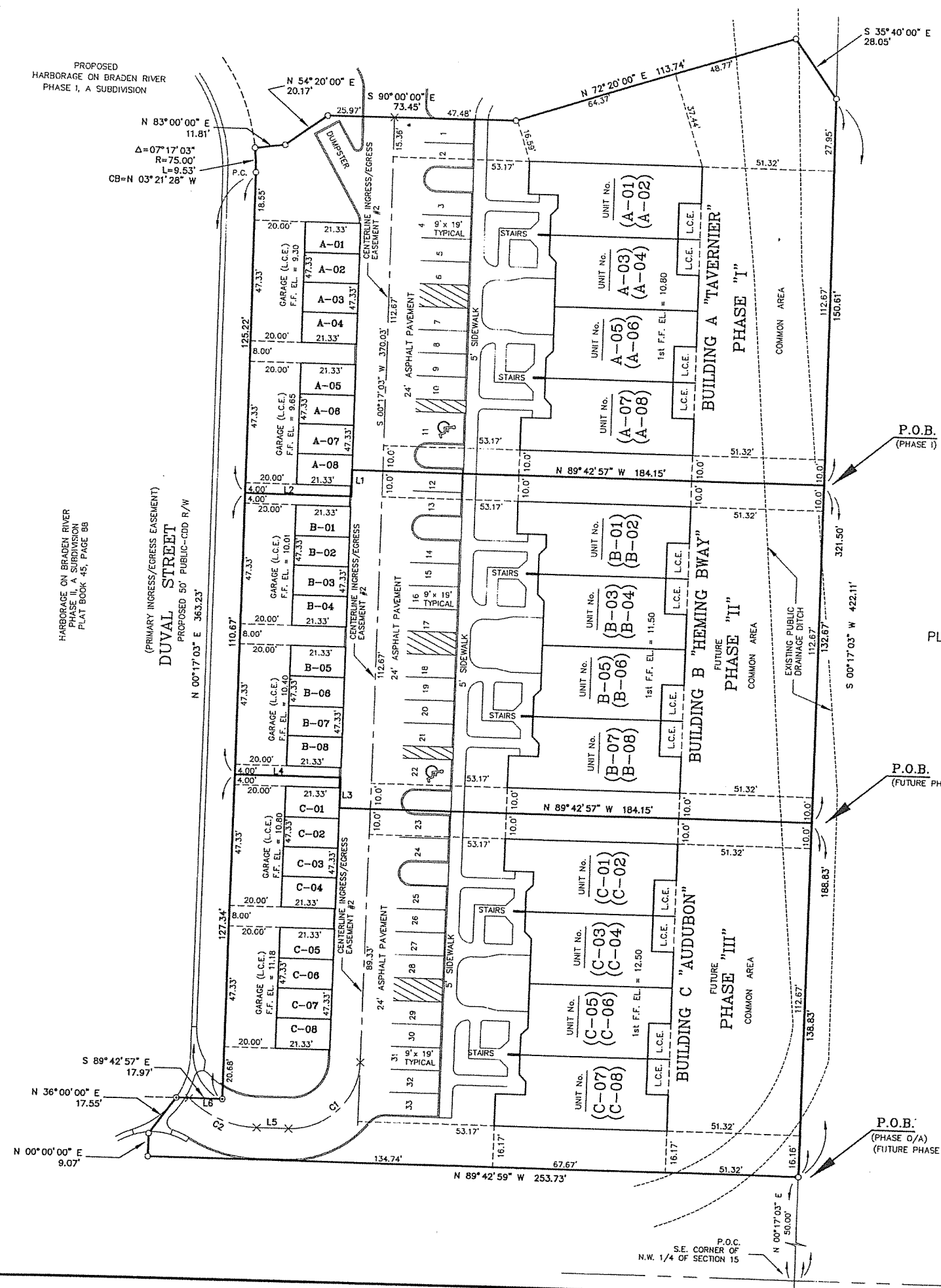
NOTE:
EACH UNIT WILL HAVE 1 PARKING SPACE AND
1 GARAGE SPACE (L.C.E.)
ALL OTHER PARKING SPACES WILL BE ASSIGNED
AS GUEST PARKING (COMMON AREA)

CURVE AND LINE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C1	42.41	90°00'16"	27.00	S 45°17'11" W
C2	29.77	43°44'11"	39.00	N 67°50'35" W

LINE	BEARING	DISTANCE
L1	S 00°17'03" W	10.17
L2	N 89°42'57" W	41.40
L3	N 00°17'03" E	11.83
L4	N 89°42'57" W	41.40
L5	N 88°42'41" W	12.30
L6	N 89°42'57" W	12.96

- LEGEND:**
- ⊙ - PK NAIL & DISK SET (DISK # LB 6982)
 - - 5/8" IRON ROD & CAP SET (CAP # LB 6982)
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - CB - CHORD BEARING
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - F.F. - FINISHED FLOOR
 - EL. - ELEVATION
 - L.C.E. - LIMITED COMMON ELEMENT
 - CDD - COMMUNITY DEVELOPMENT DISTRICT
 - C1 - CURVE DATA # (SEE DATA TABLE)
 - L1 - LINE DATA # (SEE DATA TABLE)
 - ♿ - HANDICAP PARKING



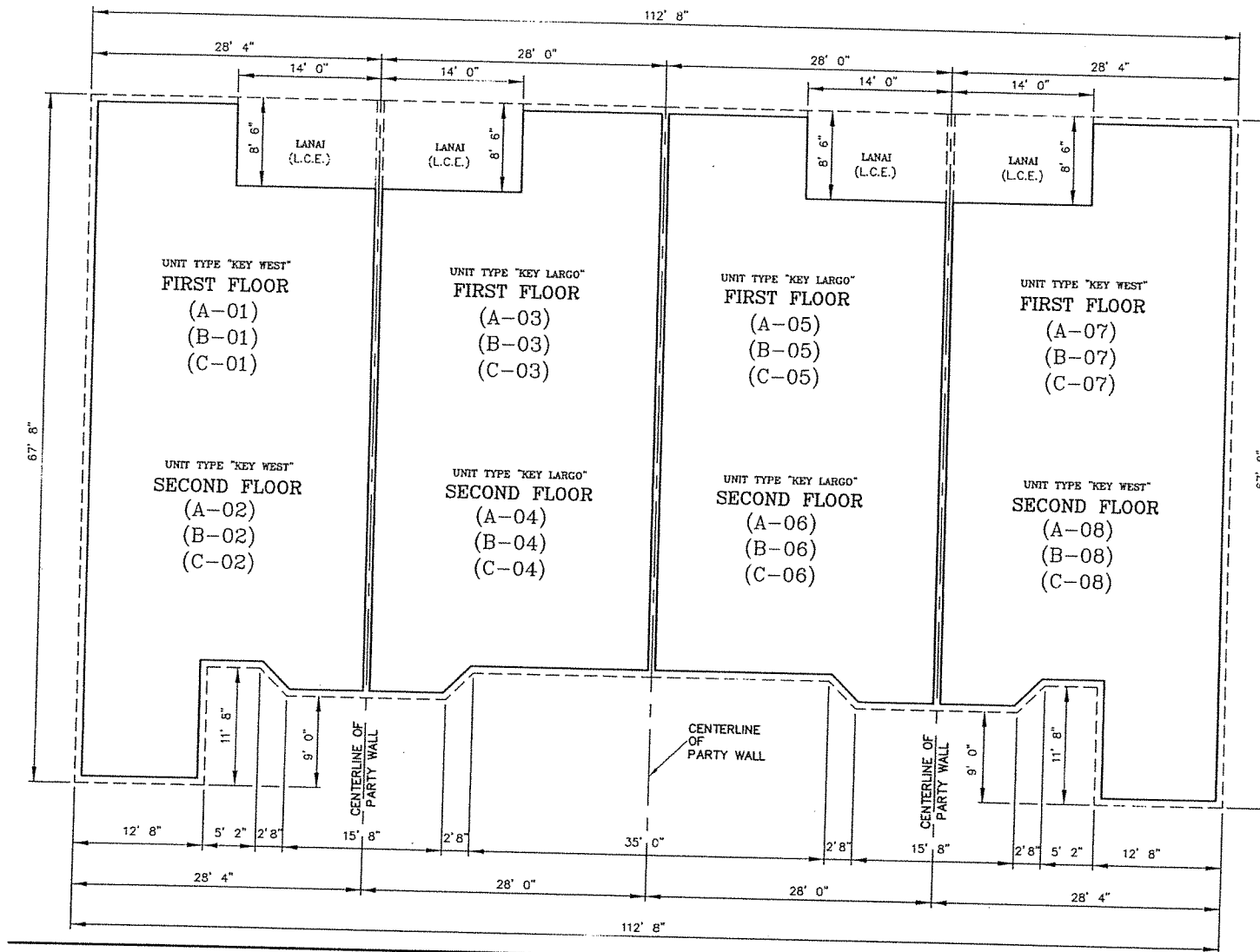
NOT PLATTED

TYPICAL UNIT BOUNDARIES

0 10 FEET
SCALE = 1" = 10'

HARBORAGE ON BRADEN RIVER IV

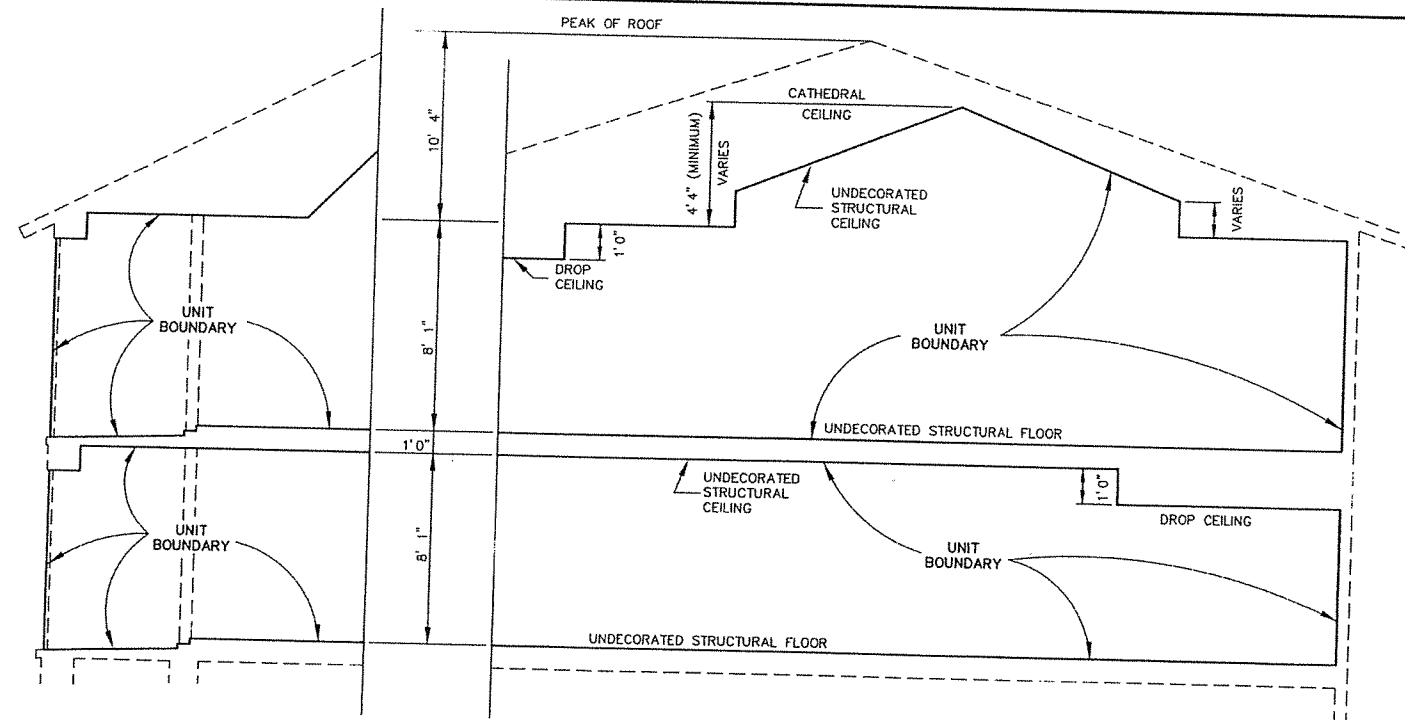
A CONDOMINIUM
IN
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



NOTE
ALL WALLS ARE 8" WIDE TYPICAL

LEGEND:
L.C.E. - LIMITED COMMON ELEMENT

TYPICAL LANAI
CROSS SECTION
(NO SCALE)



TYPICAL
CROSS SECTION
(NO SCALE)

FILED AND RECORDED
11/30/2005 @ 12:01pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.