

BCC

Effective Date 11-17-91

REC 87-00 Chq BCC
DCC _____
INT _____
INDEX _____

RECORD VERIFIED- Barbara T. Scott, Clerk
By TEDDIE HAMILTON *th* D.C.

ORDINANCE NO. 91-58

RECORDED

AN ORDINANCE OF THE CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS, RELATING TO THE ESTABLISHMENT OF THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW PERTAINING TO THE PETITION TO ESTABLISH THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT FILED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; ESTABLISHING THE RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT; NAMING THE DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING FOR AN EFFECTIVE DATE: AND FOR OTHER PURPOSES.

OR BOOK 001185

PAGE 000261

WHEREAS, a petition to establish the Riverwood Community Development District pursuant to Chapter 190, Florida Statutes, was submitted to the Charlotte County Board of County Commissioners (the "Board") by Riverwood Development, Inc., a Florida corporation, on August 2, 1991; and

WHEREAS, the proposed Riverwood Community Development District comprises approximately 963.47 acres, all located within the County of Charlotte, thus vesting jurisdiction with the Board the decision whether to create this Community Development District pursuant to Chapter 190, Florida Statutes; and

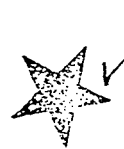
WHEREAS, notice has been given through an advertisement in the Charlotte Sun Herald once a week for at least four consecutive weeks prior to the hearing conducted by the Board on the petition to establish the Riverwood Community Development District; and

WHEREAS, the Board did conduct a public hearing to consider the petition to establish the Riverwood Community Development District on October 29, 1991; and

WHEREAS, the Board, at the October 29, 1991 duly noticed public hearing on the petition to establish the Riverwood Community

RECORDED, A TRUE COPY OF THE ORIGINAL
BARBARA T. SCOTT, CLERK OF THE CIRCUIT
COURT, CHARLOTTE COUNTY, FLORIDA

By *[Signature]*
CLERK



RETURN TO COMMISSION
MINUTES MURDOCK

REC'D NOV 08 1991

Development District, heard and considered the testimony thereat and the reports, recommendations, exhibits, and other documentary evidence introduced at that public hearing; and

WHEREAS, the Board has made findings of facts and conclusions of law hereinafter set forth with regard to the petition to establish the Riverwood Community Development District; and

WHEREAS, the Board, having considered all of the foregoing and been fully advised and informed of the premises, has determined that it is in the best interest of the citizens of Charlotte County to approve the petition to establish the Riverwood Community Development District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE, FLORIDA, that:

SECTION 1: The Board of County Commissioners of the County of Charlotte hereby makes the following FINDINGS OF FACT:

1. Riverwood Development, Inc. submitted a petition to establish the Riverwood Community Development District pursuant to Chapter 190, Florida Statutes, to the County of Charlotte on August 2, 1991.
2. The petition contains all of the information required by Chapter 190, Florida Statutes.
3. Notice of the public hearing to consider the petition to establish the Riverwood Community Development District containing the time and place for the hearing, describing the area to be included in the District, including a map showing the area to be covered by the District, was published in the Charlotte Sun Herald on October 2, 7, 14, 21, 28, 1991.

OFF BOOK

001185

PAGE

000262

4. The property that will comprise the Riverwood Community Development District is less than 1,000 acres and located entirely within the boundaries of the County of Charlotte, Florida.

5. The Board held a public hearing on the petition to establish the Riverwood Community Development District on October 29, 1991.

6. The Board has reviewed the petition to establish the Riverwood Community Development District and found all the statements therein to be true and correct.

7. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the Charlotte County Comprehensive Plan.

8. The approximately 963.47 acres of the proposed Riverwood Community Development District is all contained within the Riverwood Development of Regional Impact, and thus is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community.

9. The detailed economic impact statement of the proposed Riverwood Community Development District establishes that the revenue bonds and assessment bonds proposed to be used to provide the capital to build the District's infrastructure are the best alternative available for delivering the proposed community development services and facilities to the area that will be served by the District.

10. The Riverwood Community Development District proposes to construct certain infrastructure including, but not limited to, the surface water management system; potable water distribution system;

001185
OR BOOK

000263
PAGE

sewer and wastewater collection and treatment system; non-potable water distribution and irrigation system; streets, sidewalks, and lighting; parks and facilities for indoor and outdoor recreational, cultural and educational uses; fire prevention and control facilities; security, including, but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems. The proposed services and facilities are compatible with the services provided by the County of Charlotte.

11. The property comprising the proposed Riverwood Community Development District is all contained within the Riverwood Development of Regional Impact, making the area amenable to separate special-district government.

SECTION 2: The Board of County Commissioners of the County of Charlotte hereby makes the following CONCLUSIONS OF LAW:

After having considered the petition to establish the Riverwood Community Development District, the recommendations of the County's own professional staff, the testimony received at the October 29, 1991 public hearing and based on the above Findings of Fact, the Board hereby concludes that:

1. The Board is the exclusive entity with the power to establish the Riverwood Community Development District pursuant to Section 190.005(2)(e), Florida Statutes.

2. The creation of the Riverwood Community Development District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the Charlotte County Comprehensive Plan.

OR BOOK

001185

PAGE

000264

3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community.

4. The proposed Riverwood Community Development District is, the best alternative available for delivering community development services and facilities to the area that will be served by the Riverwood Community Development District.

5. The proposed community development services, including, without limitation, the surface water management system; potable water distribution system; sewer and wastewater collection and treatment system; non-potable water distribution and irrigation system; streets, sidewalks and lighting system; parks and facilities for indoor and outdoor recreational, cultural and educational uses; fire prevention and control facilities; security, including, but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems, will be compatible with the capacity and uses of existing local and regional community development services and facilities.

6. The area to be served by the Riverwood Community Development District is amenable to separate, special-district government.

SECTION 3: The Board of the County of Charlotte hereby enters the following ORDER:

1. The Petition to establish the Riverwood Community Development District is hereby ordered approved.

001185
OR BOOK

000265
PAGE

2. The District shall be known as the Riverwood Community Development District.

3. The District is generally bounded on the west by the Myakka River and a wetland preserve, on the east by SR.776, on the south by Myakka River and on the north by the Port Charlotte subdivision. The exact legal description of the District is contained in Exhibit "A".

4. The five persons designated to be the initial members of the Board of Supervisors are as follows: Virginia S. Brooks, Bryan P. Brown, Jack M. Ochiogrosso, Raymond A. Pavelka, and Michael B. Peceri.

5. In addition to the special powers contained in Section 190.012(1), Florida Statutes, the Riverwood Community Development District shall also have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for:

(a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and

(b) fire prevention and control, including water mains and plugs, and

(c) security, including but not limited to, guardhouses, fences and gates, and electronic intrusion-detection systems, and

(d) control and elimination of mosquitoes and other arthropods of public health importance.

SECTION 4.

If determined necessary by bond counsel for the district the Board will enter into an agreement(s) with the Riverwood Community

001185
OR BOOK

PAGE

001185

000266

Development District to provide sewer and wastewater management services to certain outparcels not located within the external boundaries of the district as provided by ordinance of Charlotte County.

001185
OR BOOK

SECTION 5.

In the event that any portion or section of this Ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of the Ordinance which shall remain in full force and effect.

000267
PAGE

SECTION 6.

This Ordinance shall become effective this day of adoption
PASSED AND DULY ADOPTED THIS 29th DAY OF OCTOBER 1991.

BOARD OF COUNTY COMMISSIONERS OF
CHARLOTTE COUNTY, FLORIDA

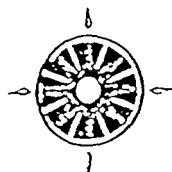
By *Wm. D. Noel, Jr.*
Wm. D. Noel., Jr., Chairman

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

Barbara T. Scott
Deputy Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Matthew G. Minter
Matthew G. Minter, County Attorney



WILSON, MILLER, BARTON & PEEK, INC.

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

001185
OR BOOK

RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

PAGE 1 OF 10

000268
PAGE

DESCRIPTION (NOT SURVEYED)

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

COMMENCING at the Northwest corner of said Section 17; thence N.89°27'35"E. along the North line of said Section 17, said line also being the South limit of PORT CHARLOTTE SUBDIVISION, SECTION 49, according to the Plat thereof as recorded in Plat Book 5, Pages 63-A through 63-E, Public Records of Charlotte County, Florida, a distance of 2683.48 feet to the Northwest corner of the Northeast Quarter of said Section 17; thence S.0°47'30"W. along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, said line also being the West limit of PORT CHARLOTTE SUBDIVISION, SECTION 61, according to the Plat thereof as recorded in Plat Book 5, Pages 75-A through 75-C, Public Records of Charlotte County, Florida, a distance of 172.00 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along said line S.0°47'30"W. 1163.11 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence S.89°40'23"E. along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, said line also being the South limit of said PORT CHARLOTTE SUBDIVISION, SECTION 61, a distance of 1323.43 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence S.0°23'14"W. along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 17, said line also being the West limit of said PORT CHARLOTTE SUBDIVISION, SECTION 61, a distance of 1314.80 feet to the Southwest corner of the Southeast 1/4

(Continued on Page 2)



RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

001185
OR BOOK

000269
PAGE

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



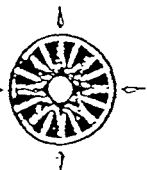
RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

001185
OR BOOK

000270
PAGE

subtended by a chord which bears S.68°21'13"W. a distance of 257.55 feet to the Southerly Right-of-Way line of Rowe Avenue (a 60' Right-of-Way) as shown on said Plat and to a point on said curve; thence N.47°55'54"W. along said Southerly Right-of-Way line a distance of 1323.02 feet to the Southerly Right-of-Way line of Dade Avenue (a 60' Right-of-Way) as shown on said Plat; thence S.72°04'06"W. along said Southerly Right-of-Way line a distance of 1222.43 feet to a point on the Southeasterly projection of the Northerly Right-of-Way line of Lincoln Circle (a 100' Right-of-Way) as shown on said Plat; thence S.77°15'10"W. a distance of 332.00 feet to the radius point of Lincoln Circle; thence S.77°55'54"E. a distance of 125.10 feet; thence continue S.77°55'54"E. along the Northerly line of those lands as described in O.R. Book 981, Pages 776 and 777, Public Records of Charlotte County, Florida, a distance of 1204.90 feet to the Westerly Right-of-Way line of Southland Avenue (a 60' Right-of-Way); thence continue along the boundary of said described lands in the following eight (8) described courses:

- 1) S.12°04'06"W. along said Westerly Right-of-Way line of said Southland Avenue a distance of 2123.59 feet;
- 2) S.77°55'54"E. a distance of 30.00 feet; 3) Southeasterly 212.87 feet along the arc of a circular curve concave to the Southwest, having a radius of 232.00 feet, through a central angle of 52°34'13" and being subtended by a chord which bears S.51°38'48"E. a distance of 205.48 feet to an intersection with the Northerly Right-of-Way line of Russel Avenue extended; 4) S.72°04'06"W. along said extended Right-of-Way line a distance of 42 feet more or less to the ordinary low water line of a lake; 5) Meander Southerly, then Southwesterly along said low waterline 400 feet more or less to an intersection with the Easterly Right-of-Way line of Southland Avenue extended; 6) S.12°04'06"W. along said Easterly Right-of-Way line extended a distance of 100 feet more or less to an intersection of the Southerly Right-of-Way line of Seminole Circle and the Easterly Right-of-Way line of Southland Avenue; 7) S.12°04'06"W. along said Easterly Right-of-Way line a distance of 210.24 feet; 8) N.77°55'54"W. a distance of 60.00 feet to a point on the Westerly Right-of-Way line of said Southland Avenue



WILSON • MILLER • BARTON & PEEK, INC.

001185
OR BOOK

RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

PAGE 4 OF 10

000271
PAGE

extended; thence along said Right-of-Way line extended, S.12°04'06"W., a distance of 861.92 feet to the Easternmost corner of Lot 556 as shown on PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN according to the plat thereof as recorded in Plat Book 2, Page 43, Public Records of Charlotte County, Florida; thence N.47°55'54"W. along the Northeasterly line of said Lot 556 and of Lot 470, a distance of 125.49 feet to the northernmost corner of Lot 470; thence S.42°04'06"W. along the Northwesterly line of said Lot 470, a Southwesterly prolongation of Lot 470 and the Northwesterly line of Lot 469, a distance of 260.00 feet; thence S.47°55'54"E. along the Southeasterly line of Lot 469 and Lot 559, a distance of 125.50 feet to the Northerly Right-of-Way line of Weeksonia Avenue, all as shown on said Plat; thence S.72°04'06"W. along said northerly Right-of-Way line of Weeksonia Avenue for a distance of 734.39 feet; thence N.47°55'54"W. along the Northerly Right-of-Way line of Tampa Road as shown on said plat of PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN for a distance of 651.26 feet; thence S.72°04'06"W. along the Northerly Right-of-Way line of Tampa Road as shown on said plat of PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN for a distance of 685.90 feet; thence along the platted rights of way and lot lines as shown on PLAN NO. 1 OF A PART OF WARD TWO, EL JOBE-AN, according to the Plat thereof as recorded in Plat Book 2, Page 39, Public Records of Charlotte County, Florida, for the following five (5) described courses: 1) S.12°04'06"W. along the westerly Right-of-Way line of Tampa Road for a distance of 685.90 feet; 2) S.47°55'54"E. along the southerly Right-of-Way line of Tampa Road for a distance of 292.95 feet; 3) S.42°04'06"W. along the northwesterly line of Lots 916, 928, 941, 959 and their southwesterly prolongations for a distance of 565.42 feet to the southwesterly Right-of-Way line of Jamaica Way; thence S.44°04'55"E. along said Right-of-Way line, a distance of 37.94 feet; thence S.46°06'25"W. along the northwesterly line of Lot 995 and its southwesterly prolongation, a distance of 338.96 feet; thence N.52°18'32"W. a distance of 129.05 feet; thence N.47°03'21"W. a distance of 91.40 feet; thence N.58°30'00"W. a distance of 135.00 feet;

(Continued on Page 5)



RIVERWOOD: CDD BOUNDARY

W.O.: 855/2109

REF: D-855-19

DATE: 7-8-91

001185
OR BOOK

000272
PAGE

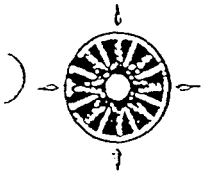
thence N.37°30'00"W. a distance of 315.00 feet;
 thence N.16°29'52"W. a distance of 134.64 feet;
 thence N.35°00'00"W. a distance of 95.00 feet;
 thence N.26°00'00"W. a distance of 80.00 feet;
 thence N.49°30'00"W. a distance of 125.00 feet;
 thence N.57°30'00"W. a distance of 180.00 feet;
 thence N.62°00'00"E. a distance of 210.00 feet;
 thence N.00°00'00"W. a distance of 25.00 feet;
 thence N.66°00'00"W. a distance of 40.00 feet;
 thence S.70°00'00"W. a distance of 60.00 feet;
 thence N.87°00'00"W. a distance of 55.00 feet;
 thence N.13°00'00"E. a distance of 60.00 feet;
 thence N.17°00'00"W. a distance of 45.00 feet;
 thence S.90°00'00"W. a distance of 30.00 feet;
 thence S.45°00'00"W. a distance of 35.00 feet;
 thence S.18°00'00"W. a distance of 80.00 feet;
 thence S.49°00'00"W. a distance of 60.00 feet;
 thence N.58°00'00"W. a distance of 120.00 feet;
 thence N.75°00'00"W. a distance of 200.00 feet;
 thence N.81°30'00"W. a distance of 220.00 feet;
 thence N.88°30'00"W. a distance of 125.00 feet;
 thence N.78°00'00"W. a distance of 280.00 feet;
 thence N.58°30'00"W. a distance of 270.00 feet;
 thence N.64°31'45"W. a distance of 344.38 feet;
 thence N.89°00'00"W. a distance of 130.00 feet;
 thence S.81°30'00"W. a distance of 200.00 feet;
 thence N.44°58'56"W. a distance of 276.98 feet;
 thence N.08°00'00"W. a distance of 210.00 feet;
 thence N.83°00'00"E. a distance of 100.00 feet;
 thence N.14°00'00"E. a distance of 170.00 feet;
 thence S.75°23'40"E. a distance of 173.06 feet
 to the Northerlymost corner of Lot 679 as shown on PLAN
 NO. 1 OF A PART OF WARD 3, EL JOBE-AN according to the
 plat thereof as recorded in Plat Book 2, Page 42,
 Public Records of Charlotte County, Florida; thence
 S.47°55'54"E. along the Northeasterly line of said Lot
 679 and of Lot 677, a distance of 200.00 feet to the
 Easterlymost corner of said Lot 677; thence
 N.83°29'31"E. a distance of 226.72 to the Westerlymost
 corner of Lot 861 of said plat; thence N.42°04'06"E.
 along the Northwesterly line of said Lot 861, a
 distance of 100.00 feet; thence N.07°51'16"E. a
 distance of 174.28 feet; thence northerly, northeast-
 erly and easterly 351.40 feet along the arc of a



RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

circular curve concave to the southeast, having a radius of 215.00 feet, through a central angle of $93^{\circ}38'45''$ and being sustained by a chord which bears N. $54^{\circ}40'38''$ E. a distance of 313.57 feet; thence S. $78^{\circ}30'00''$ E. a distance of 99.34 feet; thence easterly and northeasterly 399.84 feet along the arc of a circular curve concave to the northwest, having a radius of 545.00 feet, through a central angle of $42^{\circ}02'05''$ and being sustained by a chord which bears N. $80^{\circ}28'58''$ E. a distance of 390.93 feet to a point of reverse curvature; thence northeasterly 195.38 feet along the arc of a circular curve concave to the northwest, having a radius of 820.00 feet, through a central angle of $13^{\circ}39'06''$ and being sustained by a chord which bears N. $65^{\circ}17'28''$ E. a distance of 194.91 feet;

thence N. $49^{\circ}00'00''$ E. a distance of 454.05 feet;
thence N. $11^{\circ}00'00''$ E. a distance of 450.00 feet;
thence N. $47^{\circ}00'00''$ E. a distance of 310.00 feet;
thence N. $84^{\circ}30'00''$ E. a distance of 450.00 feet;
thence N. $12^{\circ}00'00''$ E. a distance of 430.00 feet;
thence N. $60^{\circ}00'00''$ E. a distance of 70.00 feet;
thence S. $77^{\circ}30'00''$ E. a distance of 110.00 feet;
thence S. $27^{\circ}30'00''$ E. a distance of 75.00 feet;
thence S. $40^{\circ}00'00''$ W. a distance of 110.00 feet;
thence S. $10^{\circ}00'00''$ W. a distance of 250.00 feet;
thence S. $20^{\circ}00'00''$ W. a distance of 250.00 feet;
thence N. $90^{\circ}00'00''$ E. a distance of 110.00 feet;
thence N. $49^{\circ}30'00''$ E. a distance of 380.00 feet;
thence N. $15^{\circ}30'00''$ E. a distance of 200.00 feet;
thence N. $65^{\circ}00'00''$ W. a distance of 170.00 feet;
thence N. $05^{\circ}30'00''$ W. a distance of 510.00 feet;
thence N. $49^{\circ}30'00''$ W. a distance of 920.00 feet;
thence N. $00^{\circ}00'00''$ W. a distance of 345.00 feet;
thence N. $70^{\circ}00'00''$ W. a distance of 200.00 feet;
thence N. $00^{\circ}00'00''$ W. a distance of 440.00 feet;
thence N. $41^{\circ}00'00''$ E. a distance of 250.00 feet;
thence S. $79^{\circ}00'00''$ W. a distance of 130.00 feet;
thence N. $67^{\circ}30'00''$ W. a distance of 230.00 feet;
thence S. $14^{\circ}30'00''$ W. a distance of 200.00 feet;
thence S. $75^{\circ}00'00''$ W. a distance of 120.00 feet;
thence N. $74^{\circ}00'00''$ W. a distance of 150.00 feet;
thence N. $04^{\circ}00'00''$ E. a distance of 160.00 feet;



RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

001185
OR BOOK

000274
PAGE

thence N.62°00'00"E. a distance of 70.00 feet;
 thence N.06°30'00"W. a distance of 290.00 feet;
 thence N.63°30'00"W. a distance of 115.00 feet;
 thence N.43°00'00"W. a distance of 100.00 feet;
 thence N.26°30'00"W. a distance of 60.00 feet;
 thence N.00°16'54"W. a distance of 34.85 feet;
 thence N.42°00'00"E. a distance of 30.00 feet;
 thence N.62°00'00"E. a distance of 240.00 feet;
 thence N.73°30'00"E. a distance of 440.00 feet;
 thence N.70°00'00"W. a distance of 50.00 feet;
 thence S.75°30'00"W. a distance of 572.90 feet;
 thence N.87°00'00"W. a distance of 180.00 feet;
 thence N.36°00'00"W. a distance of 940.00 feet;
 thence N.08°30'00"W. a distance of 170.00 feet;
 thence N.48°00'00"E. a distance of 140.00 feet;
 thence N.03°00'00"W. a distance of 80.00 feet;
 thence N.69°00'00"W. a distance of 75.00 feet;
 thence N.12°52'52"W. a distance of 126.43 feet;
 thence N.08°00'00"E. a distance of 180.00 feet;
 thence N.28°20'28"E. a distance of 640.45 feet;
 thence N.37°30'00"E. a distance of 250.00 feet;
 thence N.58°00'00"W. a distance of 160.00 feet;
 thence S.37°00'00"W. a distance of 413.23 feet;
 thence S.42°04'06"W. along a northeasterly prolongation
 of Lot 618 as shown on PLAN OF WARD 4, CITY OF EL
 JOBE-AN, FLORIDA, according to the plat thereof as
 recorded at Plat Book 1, Page 50, Public Records of
 Charlotte County, Florida and the northwesterly line of
 said Lot 618, a distance of 836.15 feet to the
 westerlymost corner of said Lot;
 thence S.02°17'17"E. a distance of 134.59 feet;
 thence S.24°00'00"W. a distance of 387.94 feet;
 thence S.75°05'28"W. a distance of 203.94 feet;
 thence N.81°00'00"W. a distance of 190.00 feet;
 thence N.66°00'00"W. a distance of 490.00 feet;
 thence N.62°00'00"W. a distance of 500.00 feet;
 thence N.01°30'00"E. a distance of 925.00 feet;
 thence N.13°30'00"W. a distance of 850.00 feet;
 thence N.55°00'00"E. a distance of 570.00 feet;
 thence N.43°30'00"E. a distance of 350.00 feet;
 thence N.59°30'00"E. a distance of 400.00 feet;
 thence N.45°00'00"W. a distance of 70.00 feet;
 thence S.59°00'00"W. a distance of 423.96 feet;



RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

thence S.51°30'00"W. a distance of 700.00 feet;
thence S.88°00'00"W. a distance of 150.00 feet;
thence N.34°30'00"W. a distance of 275.00 feet;
thence N.21°00'00"W. a distance of 310.00 feet;
thence N.60°00'00"E. a distance of 260.00 feet;
thence N.77°00'00"E. a distance of 210.00 feet;
thence N.56°00'00"E. a distance of 200.00 feet;
thence N.83°00'00"E. a distance of 75.00 feet;
thence N.52°30'00"E. a distance of 135.00 feet;
thence N.18°30'00"E. a distance of 115.00 feet;
thence N.56°30'00"W. a distance of 110.00 feet;
thence S.90°00'00"W. a distance of 100.00 feet;
thence S.52°00'00"W. a distance of 350.00 feet;
thence S.40°00'00"W. a distance of 125.00 feet;
thence S.50°00'00"W. a distance of 90.00 feet;
thence S.65°00'00"W. a distance of 160.00 feet;
thence N.85°00'00"W. a distance of 75.00 feet;
thence N.00°00'00"W. a distance of 160.00 feet;
thence N.35°00'00"W. a distance of 140.00 feet;
thence N.00°00'00"W. a distance of 250.00 feet;
thence N.70°00'00"E. a distance of 170.00 feet;
thence N.06°00'00"E. a distance of 320.00 feet;
thence N.37°00'00"E. a distance of 200.00 feet;
thence N.50°00'00"E. a distance of 80.00 feet;
thence N.74°30'00"E. a distance of 66.24 feet;
thence S.88°30'00"E. a distance of 351.27 feet;
thence S.49°00'00"E. a distance of 112.00 feet;
thence N.80°00'00"E. a distance of 107.00 feet;
thence S.82°00'00"E. a distance of 152.00 feet;
thence S.32°54'05"E. a distance of 57.81 feet;
thence S.05°00'00"E. a distance of 70.00 feet;
thence S.35°00'00"E. a distance of 60.00 feet;
thence S.78°00'00"E. a distance of 110.00 feet;
thence S.35°00'00"E. a distance of 56.68 feet;
thence N.55°00'00"E. a distance of 442.73 feet;
thence N.47°00'00"E. a distance of 148.18 feet;
thence N.47°00'00"W. a distance of 230.11 feet;
thence N.33°30'00"W. a distance of 180.00 feet;
thence N.52°00'00"W. a distance of 155.00 feet;
thence N.15°00'00"W. a distance of 210.00 feet;
thence N.61°00'00"W. a distance of 115.00 feet;
thence S.80°00'00"W. a distance of 200.00 feet;



WILSON • MILLER • BARTON & PEEK, INC.

RIVERWOOD: CDD BOUNDARY

W.O.: 855/2109

REF: D-855-19

DATE: 7-8-91

PAGE 9 OF 10

001185
OR BOOK

000276
PAGE

thence S.90°00'00"W. a distance of 280.00 feet;
 thence S.66°00'00"W. a distance of 75.00 feet;
 thence S.16°00'00"W. a distance of 90.00 feet;
 thence S.09°30'00"E. a distance of 150.00 feet;
 thence S.34°30'00"W. a distance of 80.00 feet;
 thence S.65°00'00"W. a distance of 140.00 feet;
 thence S.81°30'00"W. a distance of 260.00 feet;
 thence N.77°30'00"W. a distance of 95.00 feet;
 thence N.25°00'00"W. a distance of 90.00 feet;
 thence N.06°00'00"W. a distance of 159.74 feet;
 thence N.42°30'00"W. a distance of 140.07 feet;
 thence N.08°30'00"E. a distance of 60.00 feet;
 thence N.38°30'00"E. a distance of 110.00 feet;
 thence N.11°00'00"E. a distance of 350.00 feet;
 thence N.43°30'00"E. a distance of 190.00 feet;
 thence N.58°30'00"E. a distance of 250.00 feet;
 thence S.82°30'00"E. a distance of 500.00 feet;
 thence N.80°00'00"E. a distance of 260.00 feet;
 thence S.87°00'00"E. a distance of 250.00 feet;
 thence N.71°30'00"E. a distance of 350.00 feet to the Point
 of Beginning of the Parcel herein described;

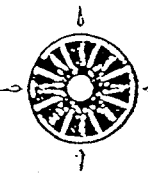
CONTAINING 971.21 acres more or less;

EXCEPTING THEREFROM the following;

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

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

Lots 10, 11, 18, 19, 28, 29, 456, 464, 465, 466, 467, 584,
 675, 676, 677, 679, 681, 851, 860, 861, all being part of
 PLAN NO 1. OF A PART OF WARD 3 EL JOBE-AN according to the
 Plat thereof as recorded in Plat Book 2, Page 42;



WILSON • MILLER • BARTON & PEEK, INC.

RIVERWOOD: CDD BOUNDARY
W.O.: 855/2109
REF: D-855-19
DATE: 7-8-91

PAGE 10 OF 10

001185
OR BOOK

Lot 719 being part of PLAN OF WARD 4, CITY OF EL JOBE-AN, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 60;

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

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

CONTAINING 963.47 NET ACRES MORE OR LESS;

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

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

- PLAN NO. 1 OF A PART OF WARD TWO EL JOBE-AN (P.B. 2, P.39),
 - PLAN NO. 2 OF A PART OF WARD TWO EL JOBE-AN (P.B. 2, P.43),
 - PLAN NO. 1 OF A PART OF WARD 3 EL JOBE-AN (P.B. 2, P.42),
 - PLAN NO. 2 OF A PART OF WARD THREE EL JOBE-AN (P.B. 2, P.45),
 - PLAN OF WARD 4, CITY OF EL JOBE-AN, FLORIDA (P.B. 1, P.60),
 - PLAN OF WARD 6 CITY OF EL JOBE-AN, FLORIDA (P.B. 1, P.61)
 - PLAN NO. 1 OF A PART OF WARD 7, EL JOBE-AN (P.B. 2, P.37);
 - PLAN NO. 2 OF A PART OF WARD 7, EL JOBE-AN (P.B.2, P.48);
- all being of the Public Records of Charlotte County, Florida;

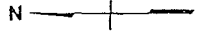
Basis of bearings assumes the West Right-of-Way line of State Road 771 - EL JOBE-AN Road (130' R/W) being S.12°04'06"W. as shown on the State Right-of-Way Maps for State Road 771.

000277
PAGE

WILSON, MILLER, BARTON & PECK, I
JUNE 1991
DISTRICT BOUNDARY AND
PROPERTIES SERVED
RIVERWOOD CDD

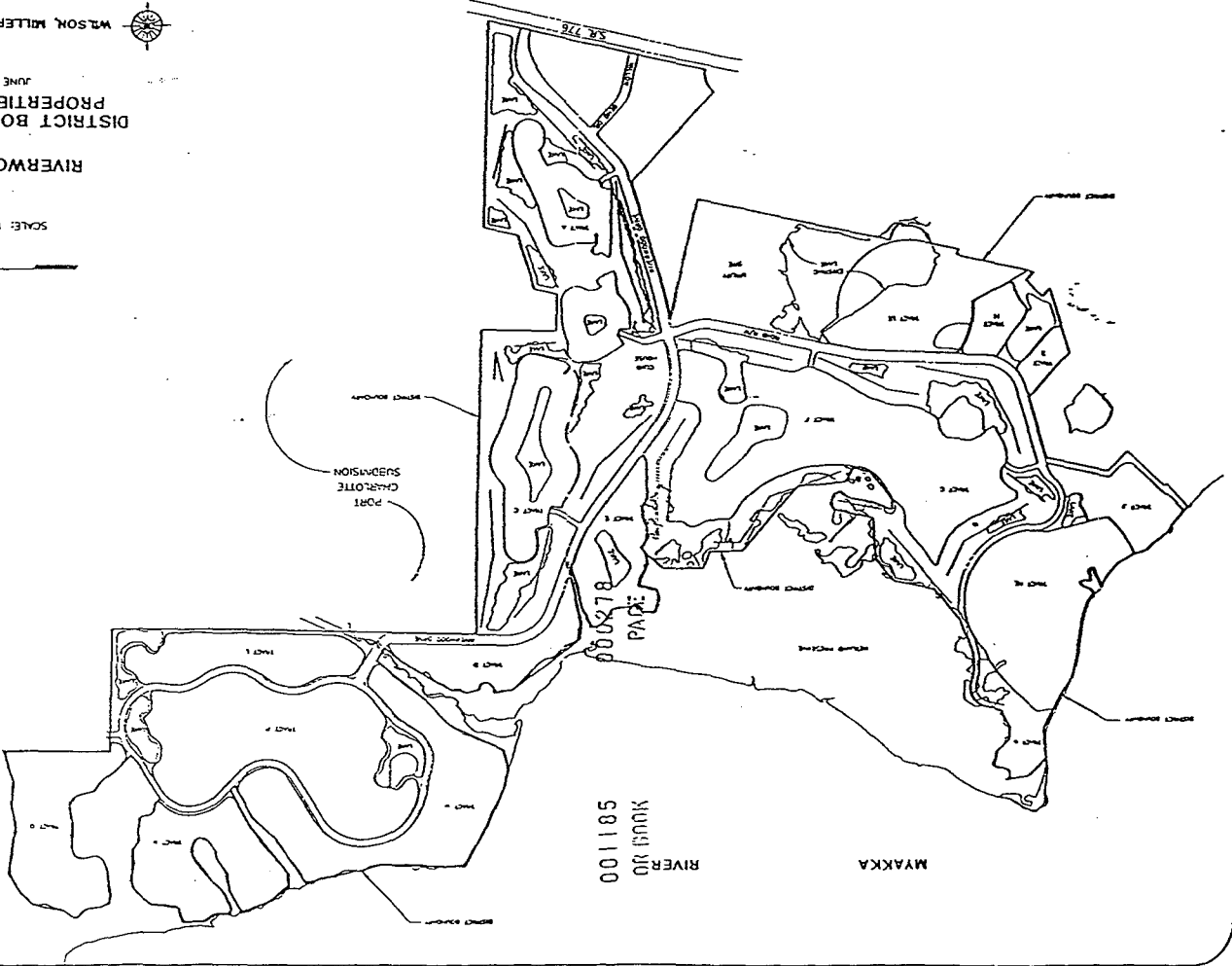


SCALE: 1" = 1000'



PAGE

OF EIGHT



001105
RIVERWOOD
CDD

MYAKKA

COUNTY
PARK

PORT
CHARLOTTE
SUBDIVISION

PERMIT BOUNDARY

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14