

Prepared by and Return To:
Vogler Ashton, PLLC
2411-A Manatee Ave. West
Bradenton, FL 34205
941-388-9400

**NOTICE OF ESTABLISHMENT OF THE
NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT**

Pursuant to the requirements set forth in Section 190.0485, Florida Statutes, notice is hereby given of the adoption by the Manatee County Board of County Commissioners for the County of Manatee in the State of Florida, at its regularly scheduled meeting of April 5, 2018, of Ordinance No. 18-08, which Ordinance No. 18-08 established the North River Ranch Community Development District as a local unit of special purpose government pursuant to Chapter 190, Florida Statutes, and specified the boundaries of the North River Ranch Community Development District as having approximately 1,295.51 acres of land.

A legal description of the boundaries of the North River Ranch Community Development District is attached hereto as **Exhibit "A,"** and incorporated herein.

Pursuant to Section 190.048, Florida Statutes, the following disclosure is hereby given:

THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

By: **MFC LAND GROUP, LLC, a Florida limited liability company**

By: _____

James R. Schier, its Manager

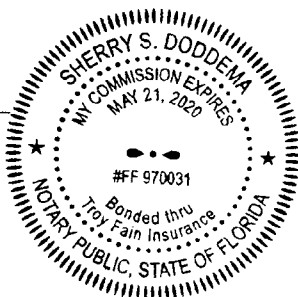
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of April, 2018, by JAMES R. SCHIER, as Manager of MFC LAND GROUP, LLC, a Florida limited liability company, on behalf of the Company, ✓ who is personally known to me or _____ who produced _____ as identification, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires:

Commission No. _____

Sherry S. Doddema
Signature **SHERRY S. DODDEMA**
Printed Name



(Signature Page, Continued)

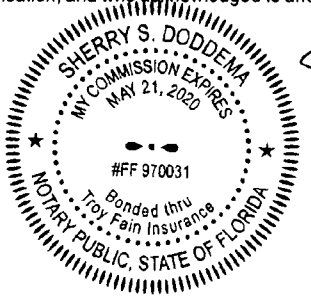
NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

By: **Haval Farms, LLC, a Florida limited liability company**
By: _____
John Neal, its Manager

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 9th day of April, 2018, by JOHN NEAL, as Manager of Haval Farms, LLC, a Florida limited liability company, on behalf of the Company, _____ who is personally known to me or _____ who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires: _____
Commission No. _____



Sherry S. Doddeema
Signature **SHERRY S. DODDEMA**
Printed Name

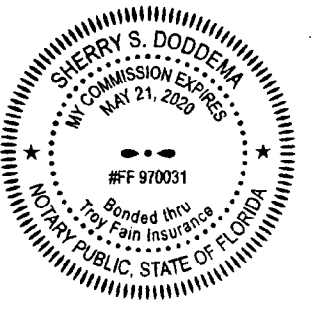
NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT

By: **North Manatee Investment, LLC, a Florida limited liability company**
By: _____
James R. Schier, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of April, 2018, by JAMES R. SCHIER, as Manager of North Manatee Investment, LLC, a Florida limited liability company, on behalf of the Company, _____ who is personally known to me or _____ who produced _____ as identification, and who acknowledged to and before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

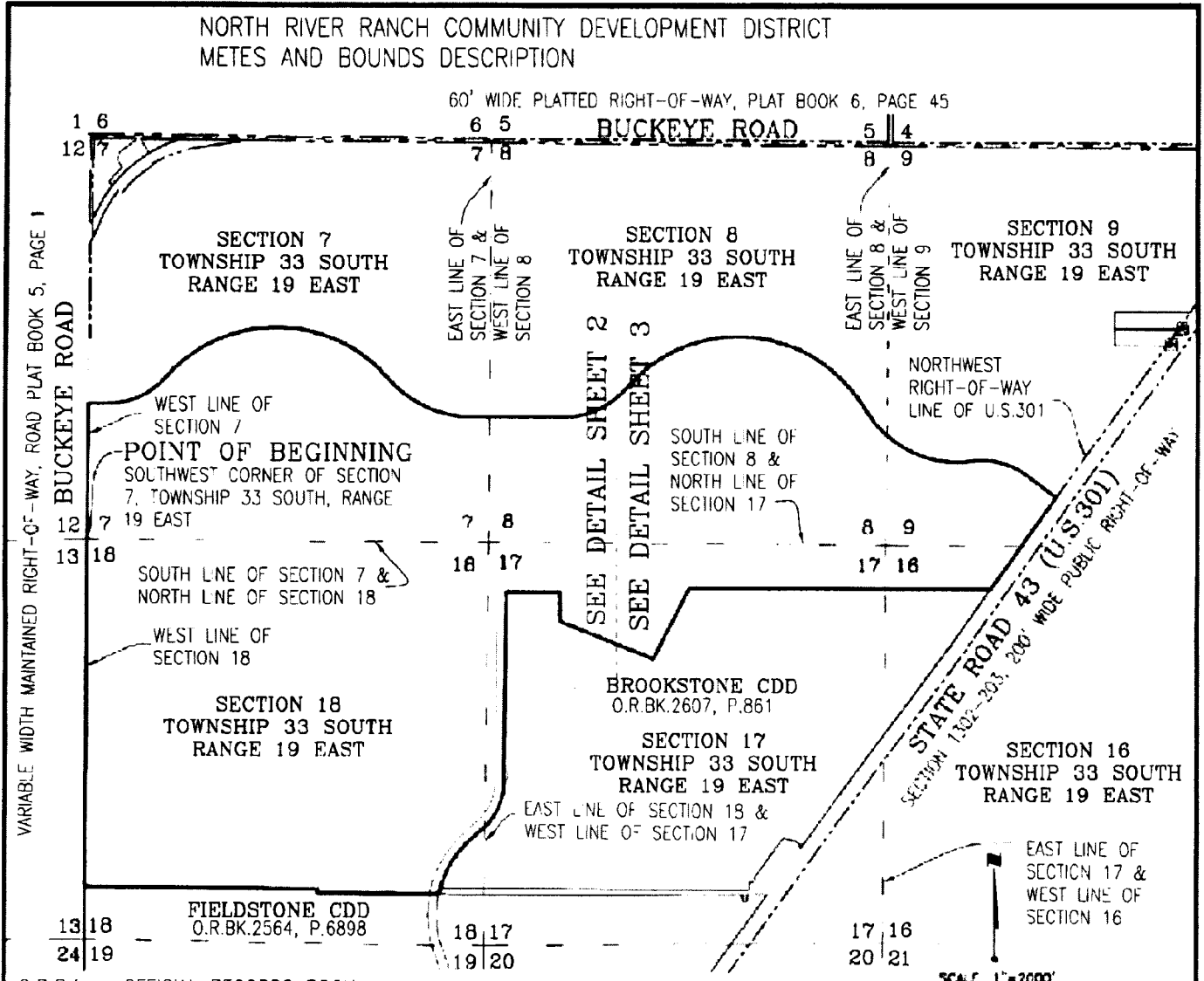
My Commission expires: _____
Commission No. _____



Sherry S. Doddeema
Signature **SHERRY S. DODDEMA**
Printed Name

EXHIBIT "A"

LEGAL DESCRIPTION OF BOUNDARIES OF THE NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT



O.R.BK. = OFFICIAL RECORDS BOOK
 P. = PAGE

- NOTES:
1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY
 2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE SECTION 18, BEING N.00°08'15"E.
 3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

CERTIFICATE OF SURVEYOR:
 I, the undersigned Professional Surveyor & Mapper, hereby certify that the sketch map and metes and bounds description as set forth in Exhibit "NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT (Community Development District) are true and correct, were made under my direction and meets the Standards of Practice set forth by the Florida Board of Surveying and Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J-17, Florida Administrative Code as of the following date
 Date of Certification: August 20, 2017

Robert R. Cunningham
 Robert R. Cunningham, PSM #3922
 8/20/2017
 dcl

SEE SHEETS 2 & 3 FOR SKETCH DETAIL
 SEE SHEET 4 FOR TABLES & DESCRIPTION

FOR: HAVAL FARMS, LLC

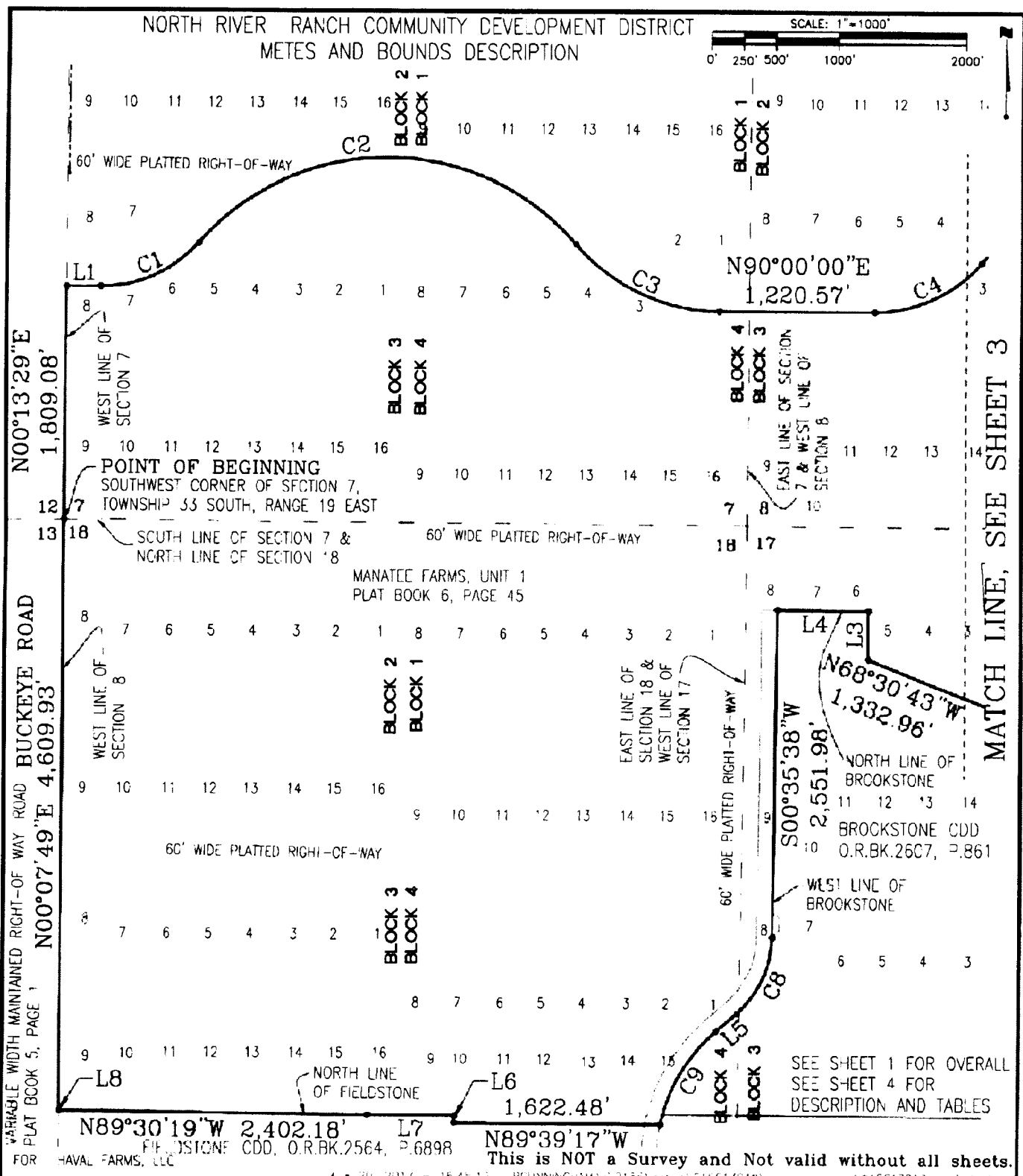
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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7, 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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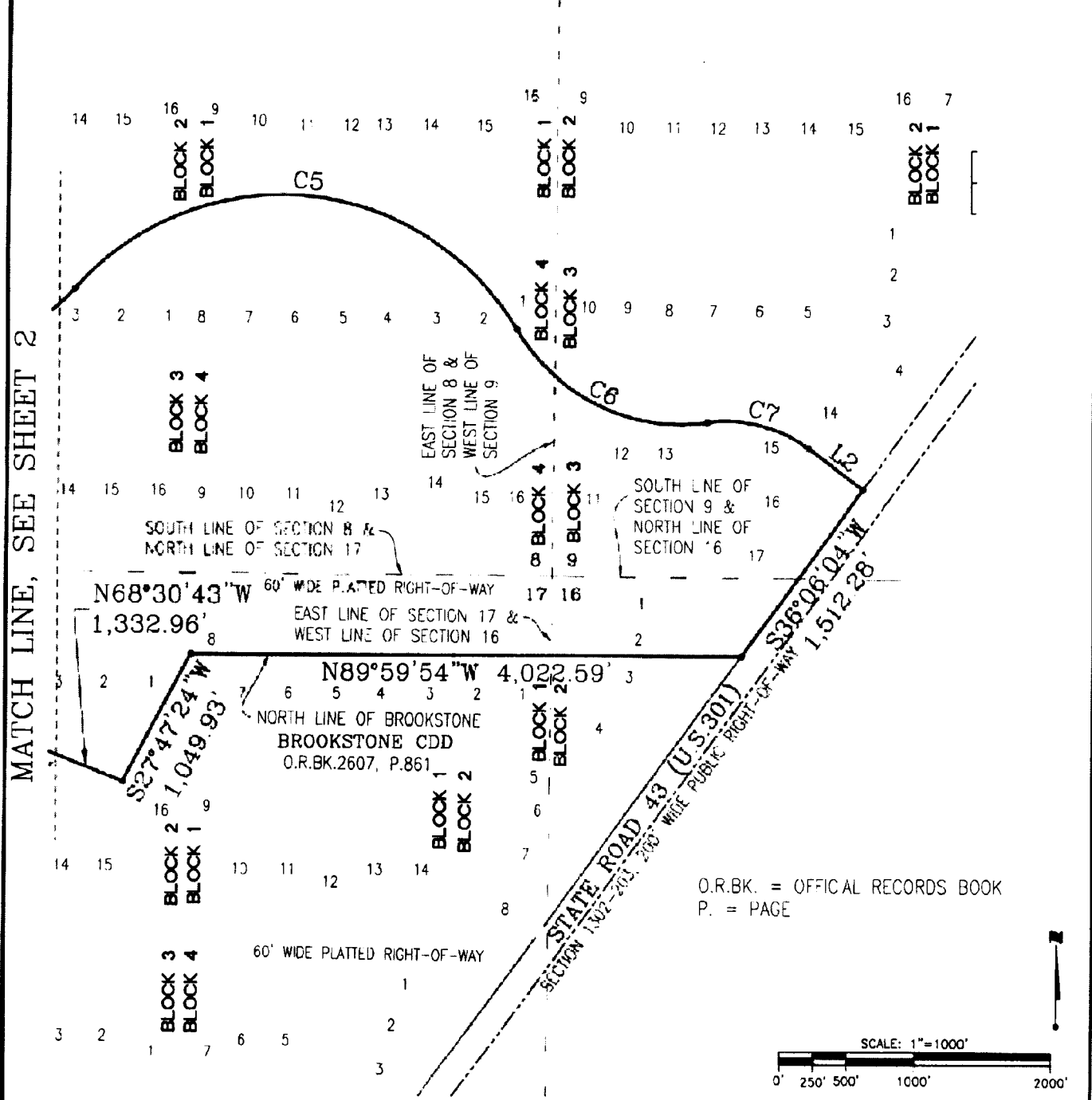
SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
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NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 METES AND BOUNDS DESCRIPTION



SEE SHEET 1 FOR OVERALL
 SEE SHEET 4 FOR DESCRIPTION & TABLES
 FOR: FAVAL FARMS, LLC

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7,
 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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**NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 METES AND BOUNDS DESCRIPTION**

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land being portions of Blocks 1, 2, 3 and 4, Section 7, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 8, Township 33 South, Range 19 East, Block 3, Section 9, Township 33 South, Range 19 East, Block 2, Section 15, Township 33 South, Range 19 East, Blocks 1, 2, 3 and 4, Section 17, Township 33 South, Range 19 East, and Blocks 1, 2, 3 and 4, Section 18, Township 33 South, Range 19 East, all in Manatee River Farms, Unit 1 as recorded in Plat Book 6, Page 45, Public Records of Manatee County, Florida, and described as follows:

BEGIN at the southwest corner of said Section 7; thence N.00°13'29"E. along the west line of said Section 7, a distance of 1,809.08 feet; thence N.90°00'00"E., a distance of 272.18 feet to the point of curvature of a curve to the left having a radius of 1,000.00 feet and a central angle of 48°54'32"; thence northeasterly along the arc of said curve, a distance of 853.62 feet to the point of reverse curvature of a curve to the right having a radius of 1,962.46 feet and a central angle of 97°43'17"; thence easterly along the arc of said curve, a distance of 3,347.09 feet to the point of reverse curvature of a curve to the left having a radius of 1,500.00 feet and a central angle of 48°48'45"; thence southeasterly along the arc of said curve, a distance of 1,277.91 feet to the point of tangency of said curve; thence N.90°00'00"E., a distance of 1,220.57 feet to the point of curvature of a curve to the left having a radius of 1,100.00 feet and a central angle of 49°8'03"; thence northeasterly along the arc of said curve, a distance of 946.51 feet to the point of reverse curvature of a curve to the right having a radius of 1,990.00 feet and a central angle of 108°30'13"; thence easterly along the arc of said curve, a distance of 3,768.56 feet to the point of reverse curvature of a curve to the left having a radius of 1,400.00 feet and a central angle of 67°34'16"; thence southeasterly along the arc of said curve, a distance of 1,651.07 feet to the point of reverse curvature of a curve to the right having a radius of 1,000.00 feet and a central angle of 44°28'10"; thence easterly along the arc of said curve, a distance of 776.14 feet to the point of tangency of said curve; thence S.53°53'56"E., a distance of 509.73 feet to a point on the northwest right-of-way line of State Road 43 (U.S.301 Section 1302-203, 200.00' wide public right-of-way); thence S.36°06'04"W. along said northwest right-of-way line, a distance of 1,512.28 feet to a point on the north line of Brookstone Community Development District as recorded in Official Records Book 2607, Page 861 of said Public Records; the following nine (9) calls are along said north line: (1) thence N.89°59'54"W., a distance of 4,022.59 feet; (2) thence S.27°47'24"W., a distance of 1,049.93 feet; (3) thence N.68°30'43"W., a distance of 1,332.96 feet; (4) thence N.00°11'16"E., a distance of 383.27 feet; (5) thence N.89°43'15"W., a distance of 719.63 feet; (6) thence S.00°35'38"W., a distance of 2,551.98 feet to the point of curvature of a curve to the right having a radius of 795.00 feet and a central angle of 48°08'26"; (7) thence southwesterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; (8) thence S.48°44'04"W., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 1,355.00 feet and a central angle of 36°48'01"; (9) thence southwesterly along the arc of said curve, a distance of 870.29 feet to the a point on the north line of Fieldstone Community Development District as recorded in Official Records Book 2564, Page 6898 of said Public Records; the following five (5) calls are along said north line: (1) thence N.89°39'17"W., a distance of 1,622.48 feet; (2) thence N.00°51'43"E., a distance of 54.26 feet; (3) thence N.89°32'06"W., a distance of 674.93 feet; (4) thence N.89°30'19"W., a distance of 2,402.18 feet; (5) thence S.89°39'04"W., a distance of 3.35 feet to the west line of said Section 18; thence N.00°07'49"E., along said west line, a distance of 4,609.93 feet to the POINT OF BEGINNING.

Said tract contains 56,432,242 square feet or 1,295.5060 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	272.18'
L2	S53°53'56"E	509.73'
L3	N00°11'16"E	383.27'
L4	N89°43'15"W	719.63'
L5	S48°44'04"W	213.94'
L6	N00°51'43"E	54.26'
L7	N89°32'06"W	674.93'
L8	S89°39'04"W	3.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1,000.00'	48°54'32"	853.62'	827.94'	N65°32'44"E
C2	1,962.46'	97°43'17"	3,347.09'	2,955.90'	N89°57'07"E
C3	1,500.00'	48°48'45"	1,277.91'	1,239.61'	S65°35'37"E
C4	1,100.00'	49°18'03"	946.51'	917.58'	N65°20'58"E
C5	1,990.00'	108°30'13"	3,768.56'	3,230.14'	S85°02'56"E
C6	1,400.00'	67°34'16"	1,651.07'	1,557.04'	S64°34'58"E
C7	1,000.00'	44°28'10"	776.14'	756.80'	S76°08'01"E
C8	795.00'	48°08'26"	667.97'	648.49'	S24°39'51"W
C9	1,355.00'	36°48'01"	870.29'	855.41'	S30°20'04"W

SFF SHEET 1 FOR OVERALL
 SEE SHEETS 2 & 3 FOR DETAIL SKETCH
 FOR: HAVAL FARMS, LLC

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SKETCH & DESCRIPTION OF NORTH RIVER RANCH COMMUNITY DEVELOPMENT DISTRICT
 A 1,295.5060 ACRE TRACT LOCATED IN SECTIONS 7, 8, 9, 16, 17 & 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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