

ORDINANCE NO. : 25-53

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA REGARDING PUBLIC SERVICES; ESTABLISHING THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-94 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT;" ESTABLISHING THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR FUTURE EXPANSION WITH SUFFICIENTLY CONTIGUOUS LANDS VIA A SUBSEQUENT APPLICATION AND ITS OWN PROCESS; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; AND CONSENTING TO CERTAIN SPECIAL POWERS BY THE DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the community development district for these improvements within the district's boundaries; and

WHEREAS, section 190.005(2), Florida Statutes, authorizes the Manatee County Board of County Commissioners to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

WHEREAS, Pulte Home Company, LLC, a Michigan limited liability company, ("Petitioner"), has filed a Petition with Manatee County Board of County Commissioners ("Board") to adopt an ordinance establishing the Reagan Landing Community Development District ("District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Pulte Home Company LLC, a Michigan Limited Liability Company, is also the landowner of approximately 98.303 acres of real property for inclusion within the District and desires to establish the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.005(1)(d) and 190.005(2)(b), Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in sections 190.005(1)(e) and 190.005(2)(c), Florida Statutes, as amended, in making its determination to grant or deny the petition for the establishment of the community development district; and

WHEREAS, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

WHEREAS, the establishment of this District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

WHEREAS, section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Section 190.012(1), Florida Statutes; and

WHEREAS, section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in section 190.012(2), Florida Statutes; and

WHEREAS, section 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under Section 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers listed in Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state, and local laws; and

WHEREAS, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MANATEE COUNTY:**

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the Reagan Landing Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to establish certain additional special powers pursuant to Section 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Creation of Section 2-8-94 of Manatee County Code of Ordinances. Section 2-8-94 of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Section 2-8-94 Reagan Landing Community Development District.

- (a) Establishment. Reagan Landing Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.
- (b) Boundaries. The boundaries of the District are described in the metes and bounds legal description attached hereon as Exhibit "A".
- (c) Initial Board of Supervisors. The names of five (5) persons designated as the initial members of the Board of Supervisors for the District are as follows:
 - (1) Christopher Pereira
 - (2) Daniel Gomez
 - (3) Rose Wallace
 - (4) Steve Platke
 - (5) Phyllis Wilson
- (d) Special powers. Pursuant to section 190.005(2)(d) and section 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District board of supervisors to the following special powers listed in section 190.012(2)(a) and (d), Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct, or reconstruct, enlarge, or extend, equip, operate, and maintain additional systems and facilities for:

(1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and

(2) Security, including, but not limited to, guardhouses, fences and gates, electronic instruction systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any policy power but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

Section 5. Codification. The publisher of the County's Code, CivicPlus, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. Expansion of District with Sufficiently Contiguous Lands. Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of this Ordinance, the Reagan Landing Community Development District, or another petitioner, may petition the County for an amendment to expand the boundaries of the Reagan Landing Community Development District to include any or all of the sufficiently contiguous lands identified in Exhibit "B," and this would be accomplished via a subsequent and separate application and process. This ordinance does not authorize this contemplated expansion.

Section 7. Administrative Correction of Scrivener's Errors. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

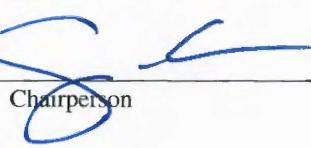
Section 9. Effective Date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 6th day of November, 2025.



**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By:

Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: Deborah Bisey
Deputy Clerk

EXHIBIT "A"

Exhibit A

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Section 23, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the North boundary of the Northeast 1/4 thereof, N.89°32'25"W., a distance of 1311.93 feet; thence departing said North boundary, S.00°27'35"W., a distance of 53.62 feet to a point on the Southerly Maintained Right of Way of Upper Manatee River Road for a POINT OF BEGINNING; thence continue S.00°51'06"W., a distance of 2348.20 feet to the Northwesterly Maintained Right of Way of Rye Road NE; thence along said Northwesterly Maintained Right of Way, S.50°15'27"W., a distance of 1557.19 feet; thence departing said Northwesterly Maintained Right of Way, N.39°44'33"W., a distance of 90.58 feet; thence N.24°53'50"E., a distance of 33.96 feet; thence N.15°46'36"E., a distance of 54.02 feet; thence N.12°08'24"E., a distance of 65.40 feet; thence N.12°28'21"E., a distance of 226.00 feet; thence N.15°18'52"E., a distance of 51.36 feet; thence N.22°29'18"E., a distance of 51.39 feet; thence N.29°41'25"E., a distance of 51.34 feet; thence N.33°47'52"E., a distance of 179.11 feet; thence N.39°30'17"W., a distance of 4.93 feet; thence Northwesterly, 102.80 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 19°38'01" (chord bearing N.49°19'18"W., 102.30 feet); thence Westerly, 37.99 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 87°03'50" (chord bearing S.77°19'46"W., 34.44 feet); thence S.33°47'52"W., a distance of 38.30 feet; thence N.56°12'08"W., a distance of 50.00 feet; thence N.33°47'52"E., a distance of 22.96 feet; thence Northerly, 47.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 109°46'38" (chord bearing N.21°05'27"W., 40.90 feet); thence Westerly, 93.10 feet along the arc of a compound curve to the left having a radius of 175.00 feet and a central angle of 30°28'58" (chord bearing S.88°46'44"W., 92.01 feet); thence Westerly, 81.11 feet along the arc of a reverse curve to the right having a radius of 1350.00 feet and a central angle of 03°26'33" (chord bearing S.75°15'31"W., 81.10 feet); thence N.13°01'12"W., a distance of 179.99 feet; thence S.78°29'36"W., a distance of 61.73 feet; thence S.81°30'54"W., a distance of 61.73 feet; thence S.84°32'18"W., a distance of 61.73 feet; thence S.87°33'43"W., a distance of 61.73 feet; thence N.89°24'53"W., a distance of 61.73 feet; thence N.86°23'29"W., a distance of 61.73 feet; thence N.83°05'00"W., a distance of 70.69 feet; thence N.79°45'05"W., a distance of 70.69 feet; thence N.76°26'35"W., a distance of 61.73 feet; thence N.73°31'17"W., a distance of 61.80 feet; thence N.72°42'50"W., a distance of 19.00 feet; thence N.17°17'10"E., a distance of 337.00 feet; thence N.53°12'52"E., a distance of 121.01 feet; thence S.82°50'12"E., a distance of 587.25 feet; thence N.70°33'35"E., a distance of 346.30 feet; thence N.10°54'56"W., a distance of 188.26 feet; thence Northwesterly, 130.01 feet along the arc of a non-tangent curve to the right having a radius of 250.00 feet and a central angle of 29°47'50" (chord bearing N.52°14'47"W., 128.55 feet); thence Westerly, 37.15 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 85°07'52" (chord bearing N.79°54'48"W., 33.82 feet); thence N.33°36'57"W., a distance of 50.00 feet; thence Northerly, 39.28 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°01'20" (chord bearing N.12°30'34"E., 35.36 feet); thence N.32°28'44"W., a distance of 105.00 feet; thence S.57°31'16"W., a distance of 137.71 feet; thence S.58°02'27"W., a distance of 54.29 feet; thence S.83°58'09"W., a distance of 47.07 feet; thence N.76°23'02"W., a distance of 456.73 feet; thence N.13°36'58"E., a distance of 31.56 feet; thence N.08°28'52"E., a distance of 173.97 feet; thence N.13°25'54"E., a distance of 51.15 feet; thence N.19°50'35"E., a distance of 20.41 feet; thence N.58°41'39"W., a distance of 131.32 feet; thence N.24°10'20"E., a distance of 102.69 feet; thence Easterly, 42.38 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 97°08'01" (chord bearing N.72°44'21"E., 37.49 feet); thence N.31°18'21"E., a distance of 50.00 feet; thence N.58°41'39"W., a distance of 12.52 feet; thence Northerly, 36.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 82°51'59" (chord bearing N.17°15'39"W., 33.05 feet); thence N.24°10'20"E., a distance of 52.00 feet; thence S.65°49'40"E., a distance of 130.00 feet; thence N.24°10'20"E., a distance of 438.85 feet; thence N.25°04'03"E., a distance of 10.00 feet; thence N.29°39'54"E., a distance of 41.33 feet; thence N.37°04'10"E., a distance of 41.33 feet; thence N.44°28'26"E., a distance of 41.33 feet; thence N.51°52'42"E., a distance of 41.33 feet; thence N.59°16'58"E., a distance of 41.33 feet; thence N.66°41'15"E., a distance of 41.33 feet; thence N.74°05'31"E., a distance of 41.33 feet; thence N.12°12'21"W., a distance of 130.00 feet; thence N.09°03'55"W., a distance of 50.07 feet;

(See Sheet 2 for continued description)

Jack M. Greene	JOB Reagan Landing Phase 1 CDD		
	DRAWN: NMV	DATE: 07/28/25	CHECKED: MC
Prepared For: Pulte Home Company LLC			
Revisions			
DATE	DESCRIPTION	DRAWN	
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FILE PATH: P-REAGAN PROPERTY/DESCRIPTIONS/REAGAN_LANDING PH1/CDD/005.DWG			LAST SAVED BY: NAYARAN
			01 of 04

Exhibit A

(Not A Survey)

CONTINUED DESCRIPTION:

thence Easterly, 21.70 feet along the arc of a non-tangent curve to the right having a radius of 500.00 feet and a central angle of 02°29'10" (chord bearing N.79°21'06"E., 21.69 feet), thence N.09°24'19"W., a distance of 131.00 feet; thence N.01°05'28"E., a distance of 50.08 feet to aforesaid Southerly Maintained Right of Way of Upper Manatee River Road; thence along said Southerly Maintained Right of Way, S.89°12'54"E., a distance of 1337.01 feet to the POINT OF BEGINNING.

Containing 98.303 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 23, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°32'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheet 3 for Sketch.
- 5) See Sheet 4 for line and curve tables.



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Exhibit A
(Not A Survey)

SOUTHERLY MAINTAINED RIGHT OF WAY LINE
OF UPPER MANATEE RIVER ROAD BASED ON
FENCE LOCATION PER COUNTY, JOSH LYON
AND ERIK THOMPSON, 2022-7-14

NORTH BOUNDARY OF THE
NORTHEAST 1/4 OF SECTION 23
(BASIS OF BEARINGS)

14 13

L1 N89°32'25"W 1311.93'

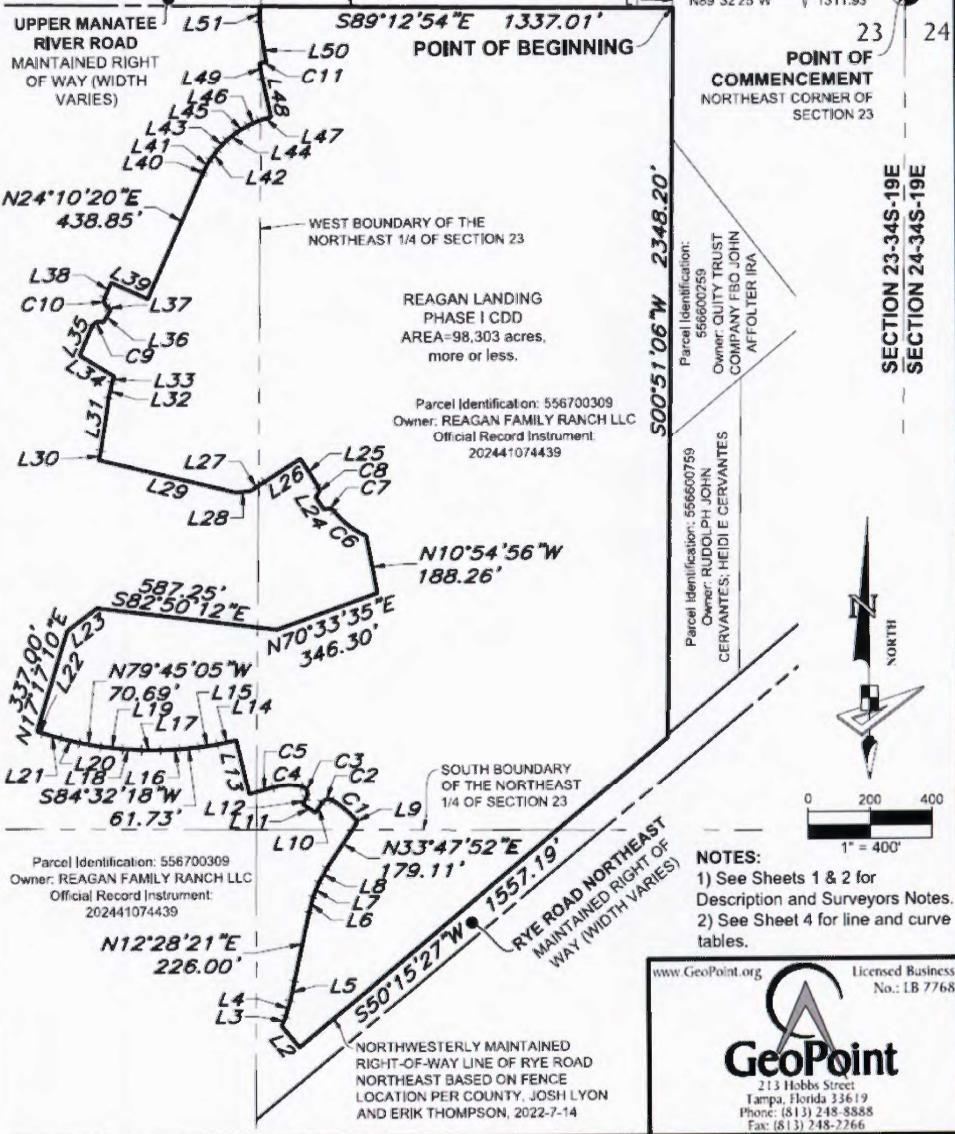


Exhibit A

(Not A Survey)

Line Data Table

No.	Bearing	Length
L1	S00°27'35"W	53.62'
L2	N39°44'33"W	90.58'
L3	N24°53'50"E	33.96'
L4	N15°46'36"E	54.02'
L5	N12°08'24"E	65.40'
L6	N15°18'52"E	51.36'
L7	N22°29'18"E	51.39'
L8	N29°41'25"E	51.34'
L9	N39°30'17"W	4.93'
L10	S33°47'52"W	38.30'
L11	N56°12'08"W	50.00'
L12	N33°47'52"E	22.96'
L13	N13°01'12"W	179.99'
L14	S78°29'36"W	61.73'
L15	S81°30'54"W	61.73'
L16	S87°33'43"W	61.73'
L17	N89°24'53"W	61.73'

Line Data Table

No.	Bearing	Length
L18	N86°23'29"W	61.73'
L19	N83°05'00"W	70.69'
L20	N76°26'35"W	61.73'
L21	N73°31'17"W	61.80'
L22	N72°42'50"W	19.00'
L23	N53°12'52"E	121.01'
L24	N33°36'57"W	50.00'
L25	N32°28'44"W	105.00'
L26	S57°31'16"W	137.71'
L27	S58°02'27"W	54.29'
L28	S83°58'09"W	47.07'
L29	N76°23'02"W	456.73'
L30	N13°36'58"E	31.56'
L31	N08°28'52"E	173.97'
L32	N13°25'54"E	51.15'
L33	N19°50'35"E	20.41'
L34	N58°41'39"W	131.32'

Line Data Table

No.	Bearing	Length
L35	N24°10'20"E	102.69'
L36	N31°18'21"E	50.00'
L37	N58°41'39"W	12.52'
L38	N24°10'20"E	52.00'
L39	S65°49'40"E	130.00'
L40	N25°04'03"E	10.00'
L41	N29°39'54"E	41.33'
L42	N37°04'10"E	41.33'
L43	N44°28'26"E	41.33'
L44	N51°52'42"E	41.33'
L45	N59°16'58"E	41.33'
L46	N66°41'15"E	41.33'
L47	N74°05'31"E	41.33'
L48	N12°12'21"W	130.00'
L49	N09°03'55"W	50.07'
L50	N09°24'19"W	131.00'
L51	N01°05'28"E	50.08'

Curve Data Table

No.	Radius	Arc	Central Angle	Bearing	Chord
C1	300.00'	102.80'	19°38'01"	N49°19'18"W	102.30'
C2	25.00'	37.99'	87°03'50"	S77°19'46"W	34.44'
C3	25.00'	47.90'	109°46'38"	N21°05'27"W	40.90'
C4	175.00'	93.10'	30°28'58"	S88°46'44"W	92.01'
C5	1350.00'	81.11'	3°26'33"	S75°15'31"W	81.10'
C6	250.00'	130.01'	29°47'50"	N52°14'47"W	128.55'
C7	25.00'	37.15'	85°07'52"	N79°54'48"W	33.82'
C8	25.00'	39.28'	90°01'20"	N12°30'34"E	35.36'
C9	25.00'	42.38'	97°08'01"	N72°44'21"E	37.49'
C10	25.00'	36.16'	82°51'59"	N17°15'39"W	33.09'
C11	500.00'	21.70'	2°29'10"	N79°21'06"E	21.69'

NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheet 3 for sketch.



EXHIBIT "B"

Exhibit A

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Section 23, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the North boundary of the Northeast 1/4 thereof, N.89°32'25"W, a distance of 2642.13 feet to the Northwest corner of said Northeast 1/4 of Section 23; thence along the North boundary of the Northwest 1/4 of said Section 23, N.89°30'28"W, a distance of 6.76 feet; thence S.00°29'32"W., a distance of 46.03 feet to a point on the Southerly Maintained Right-of-way of Upper Manatee River Road, said point also being the **POINT OF BEGINNING**; thence S.01°05'28"W., a distance of 50.08 feet; thence S.09°24'19"E., a distance of 131.00 feet; thence Westerly, 21.70 feet along the arc of a non-tangent curve to the left having a radius of 500.00 feet and a central angle of 02°29'10" (chord bearing S.79°21'06"W., 21.69 feet); thence S.09°03'55"E., a distance of 50.07 feet; thence S.12°12'21"E., a distance of 130.00 feet; thence S.74°05'31"W., a distance of 41.33 feet; thence S.66°41'15"W., a distance of 41.33 feet; thence S.59°16'58"W., a distance of 41.33 feet; thence S.51°52'42"W., a distance of 41.33 feet; thence S.44°28'26"W., a distance of 41.33 feet; thence S.37°04'10"W., a distance of 41.33 feet; thence S.29°39'54"W., a distance of 41.33 feet; thence S.25°04'03"W., a distance of 10.00 feet; thence S.24°10'20"W., a distance of 438.85 feet; thence N.65°49'40"W., a distance of 130.00 feet; thence S.24°10'20"W., a distance of 52.00 feet; thence Southerly, 36.16 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 82°51'59" (chord bearing S.17°15'39"E., 33.09 feet); thence S.58°41'39"E., a distance of 12.52 feet; thence S.31°18'21"W., a distance of 50.00 feet; thence Westerly, 42.38 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 97°08'01" (chord bearing S.72°44'21"W., 37.49 feet); thence S.24°10'20"W., a distance of 102.69 feet; thence S.58°41'39"E., a distance of 131.32 feet; thence S.19°50'35"W., a distance of 20.41 feet; thence S.13°25'54"W., a distance of 51.15 feet; thence S.08°28'52"W., a distance of 173.97 feet; thence S.13°36'58"W., a distance of 31.56 feet; thence S.76°23'02"E., a distance of 456.73 feet; thence N.83°58'09"E., a distance of 47.07 feet; thence N.58°02'27"E., a distance of 54.29 feet; thence N.57°31'16"E., a distance of 137.71 feet; thence S.32°28'44"E., a distance of 105.00 feet; thence Southerly, 39.28 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 90°01'20" (chord bearing S.12°30'34"W., 35.36 feet); thence S.33°36'57"E., a distance of 50.00 feet; thence Easterly, 37.15 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 85°07'52" (chord bearing S.79°54'48"E., 33.82 feet); thence Southeasterly, 130.01 feet along the arc of a reverse curve to the left having a radius of 250.00 feet and a central angle of 29°47'50" (chord bearing S.52°14'47"E., 128.55 feet); thence S.10°54'56"E., a distance of 188.26 feet; thence S.70°33'35"W., a distance of 346.30 feet; thence N.82°50'12"W., a distance of 587.25 feet; thence S.53°12'52"W., a distance of 121.01 feet; thence S.17°17'10"W., a distance of 337.00 feet; thence S.72°42'50"E., a distance of 19.00 feet; thence S.73°31'17"E., a distance of 61.80 feet; thence S.76°26'35"E., a distance of 61.73 feet; thence S.79°45'05"E., a distance of 70.69 feet; thence S.83°05'00"E., a distance of 70.69 feet; thence S.86°23'29"E., a distance of 61.73 feet; thence S.89°24'53"E., a distance of 61.73 feet; thence N.87°33'43"E., a distance of 61.73 feet; thence N.84°32'18"E., a distance of 61.73 feet; thence N.81°30'54"E., a distance of 61.73 feet; thence N.78°29'36"E., a distance of 61.73 feet; thence S.13°01'12"E., a distance of 179.99 feet; thence Easterly, 81.11 feet along the arc of a non-tangent curve to the left having a radius of 1350.00 feet and a central angle of 03°26'33" (chord bearing N.75°15'31"E., 81.10 feet); thence Easterly, 93.10 feet along the arc of a reverse curve to the right having a radius of 175.00 feet and a central angle of 30°28'58" (chord bearing N.88°46'44"E., 92.01 feet); thence Southerly, 47.90 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 109°46'38" (chord bearing S.21°05'27"E., 40.90 feet); thence S.33°47'52"W., a distance of 22.96 feet; thence S.56°12'08"E., a distance of 50.00 feet; thence N.33°47'52"E., a distance of 38.30 feet; thence Easterly, 37.99 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 87°03'50" (chord bearing N.77°19'46"E., 34.44 feet); thence Southeasterly, 102.80 feet along the arc of a compound curve to the right having a radius of 300.00 feet and a central angle of 19°38'01" (chord bearing S.49°19'18"E., 102.30 feet); thence S.39°30'17"E., a distance of 4.93 feet; thence S.33°47'52"W., a distance of 179.11 feet; thence S.29°41'25"W., a distance of 51.34 feet; thence S.22°29'18"W., a distance of 51.39 feet; thence S.15°18'52"W., a distance of 51.36 feet; thence S.12°28'21"W., a distance of 226.00 feet; thence S.12°08'24"W., a distance of 65.40 feet; (See Sheet 2 for continued description)

Jack M. Greene		JOB: Reagan Landing Phases II & III CDD	
		DRAWN: NMV	DATE: 07/28/25
		CHECKED: MC	
		Prepared For: Pulte Home Company LLC	
		Revisions	
DATE	DESCRIPTION	DRAWN	
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FILE PATH: P:\REAGAN PROPERTY\DESCRIPTIONS\REAGAN LANDING PH2&3-CDD-DS.DWG			
LAST SAVED BY: NAYARAV			
01 of 05			

Exhibit A

(Not A Survey)

CONTINUED DESCRIPTION:

thence S.15°46'36"W., a distance of 54.02 feet; thence S.24°53'50"W., a distance of 33.96 feet; thence S.39°44'33"E., a distance of 90.58 feet to a point on the Northwesterly Maintained Right-of-way of Rye Road Northeast; thence along said Northwesterly Right-of-way, S.50°15'27"W., a distance of 1265.44 feet to the Southeast corner of the Lift Station, as recorded in Official Record Instrument 201741031614, of the Public Records of Manatee County, Florida; thence along the East and North boundary thereof, respectively, the following two (2) courses: 1) N.39°29'25"W., a distance of 140.00 feet; 2) S.50°15'27"W., a distance of 110.00 feet to the Northwest corner of said Lift Station, said corner also being a point on the Northeast boundary of DEL TIERRA, PHASE I, according to the plat thereof, as recorded in Plat Book 57, Page 164 through 176, of the Public Records of Manatee County, Florida; thence along said Northeast boundary, N.39°29'25"W., a distance of 1664.91 feet to the Northernmost corner of said DEL TIERRA, PHASE I, said corner also being the Easternmost corner of DEL TIERRA, PHASE II, according to the plat thereof, as recorded in Plat Book 58, Pages 129 through 139, of the Public Records of Manatee County, Florida; thence along the Northeast boundary of said DEL TIERRA, PHASE II the following two (2) courses: 1) N.39°29'25"W., a distance of 308.42 feet; 2) S.82°58'34"W., a distance of 148.69 feet; thence N.42°55'41"E., a distance of 1953.85 feet; thence N.10°07'21"E., a distance of 327.38 feet; thence N.19°58'36"E., a distance of 942.96 feet to a point on the Southerly Maintained Right-of-way of said Upper Manatee River Road; thence along said Southerly Maintained Right-of-way, S.89°12'54"E., a distance of 733.66 feet; thence S.01°05'28"W., a distance of 50.08 feet; thence S.09°24'19"E., a distance of 38.34 feet to the **POINT OF BEGINNING**.

Containing 124.629 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 23, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°32'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida,
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheets 3 & 4 for Sketch detail.
- 5) See Sheet 5 for line and curve tables.



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Exhibit A

(Not A Survey)

SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF
UPPER MANATEE RIVER ROAD BASED ON FENCE
LOCATION PER COUNTY, JOSH LYON AND ERIK
THOMPSON, 2022-7-14

NORTH BOUNDARY OF THE
NORTHEAST 1/4 OF SECTION 23
(BASIS OF BEARINGS)

14 13

UPPER MANATEE
RIVER ROAD
MAINTAINED RIGHT
OF WAY (WIDTH
VARIES)

S89°12'54"E 733.66'

SEE DETAIL "A"

23 24

POINT OF
COMMENCEMENT
NORTHEAST CORNER OF
SECTION 23

Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument:
202441074439

N19°58'36"E

942.96'

N10°07'21"E

327.38'

N65°49'40"W

130.00'

L12

C2

L13

L14

C3

L15

L16

L17

L18

L19

L21

L20

S76°23'02"E

456.73'

L22

C4

C5

C6

S10°54'56"E

188.26'

MATCH LINE SEE SHEET 4

NORTH BOUNDARY OF
THE NORTHWEST 1/4
OF SECTION 23

NORTHWEST CORNER
OF THE NORTHEAST 1/4
OF SECTION 23

S89°12'54"E
733.66'

S09°24'19"E
131.00'

C1

L2

POINT OF
BEGINNING

DETAIL "A"
NOT TO SCALE

Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument:
202441074439

WEST BOUNDARY OF
THE NORTHEAST 1/4 OF
SECTION 23

SECTION 23-34S-19E
SECTION 24-34S-19E

NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheet 4 for Sketch detail.
- 3) See Sheet 5 for line and curve tables.

www.GeoPoint.org
Licensed Business
No.: LB 7768



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Exhibit A (Not A Survey)

