

SHEET 1 OF 10 SHEETS

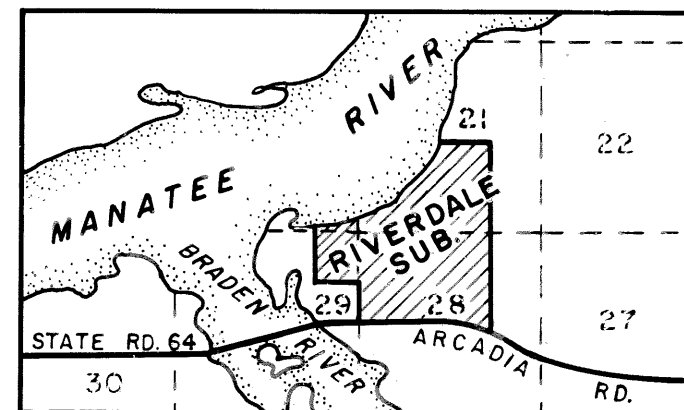
CERTIFICATE OF DEDICATION

RIVERDALE REVISED

SECTIONS 20, 21, 28 & 29-TWP. 34 S.-RGE. 18 E.
COUNTY OF MANATEE - STATE OF FLORIDA

SCALE: 1" = 100'

SURVEY AND PLAT BY:
MOSBY ENGINEERING ASSOCIATES, INC.
2259 BEE RIDGE RD., SARASOTA, FLORIDA



DESCRIPTION:

TRACT 1 - A Replat of Lots 1 thru 32 and 159 thru 165, Blk. A and all of Blks. B, C, D, E, F and Tracts A and B of Riverdale Sub., as recorded in Plat Book 9, Pages 77, 78 & 80 of Public Records of Manatee County, Florida and Lot 566 of Replat of a part of Riverdale, as recorded in Plat Book 10, Page 26 of Public Records of Manatee County, Florida; more particularly described as follows: Begin at the SE Cor. of the NE 1/4 of Sec. 29, Twp. 34 S., Rge. 18 E.; thence N 0°-00'-18" E along the E'ly. line of said Sec. a distance of 1314.99', for a P.O.B.; thence N 89°-58'-04" W a distance of 1153.94'; thence N 0°-00'-32" E a distance of 200'; thence N 89°-58'-04" W a distance of 200'; thence N 0°-00'-32" E a distance of 1251.04'; thence S 89°-59'-28" E a distance of 110'; thence S 0°-00'-32" W a distance of 3.67'; thence S 89°-59'-28" E a distance of 50'; thence SE'ly. along the arc of a curve having a radius of 3425' and a chord bearing S 80°-15'-42" E a distance of 843.42', an arc distance of 845.57', to the P.C. of a curve having a radius of 1860'; thence NE'ly. along said curve a distance of 598.01'; thence S 1°-36'-38" E a distance of 150'; thence NW'ly. along the arc of a curve having a radius of 2010', a distance of 22.02'; thence S 0°-58'-58" E a distance of 60'; thence S 14°-46'-06" E a distance of 57'; thence N 85°-51'-38" E a distance of 237.02'; thence SE'ly. along the arc of a curve having a radius of 50', a distance of 32.43'; thence S 33°-01'-18" W a distance of 218.54'; thence NW'ly. along the arc of a curve having a radius of 50', a distance of 32.42' to the P.C. of a curve having a radius of 2300'; thence NW'ly. along said curve a distance of 166.38'; thence N 89°-59'-42" W a distance of 146.54'; thence S 0°-00'-18" W a distance of 789.01'; thence N 89°-58'-04" W a distance of 30' to the P.O.B.; being and lying in Secs. 20, 28 and 29, Twp. 34 S., Rge. 18 E., Manatee County, Florida.

TRACT 2 - A Replat of Blks. G-2, H-2, I-1, J-1 and Lots 595 thru 610 of Blk. A of Replat of a part of Riverdale, as recorded in Plat Book 10, Pages 26 & 27 of Public Records of Manatee County, Florida and Blks. A-1 thru H-1; Blks. N thru V; Blks. X thru Z and all of Blk. W except Lots 1, 30, 31 & 32 and Lots 172 thru 185 and Lots 188 thru 565, Blk. A of Riverdale Sub., as recorded in Plat Book 9, Pages 79 thru 81 & 83 thru 86 of Public Records of Manatee County, Florida; more particularly described as follows: Begin at the SE Cor. of the SW 1/4 of the NE 1/4 of Sec. 28, Twp. 34 S., Rge. 18 E. for a P.O.B.; thence N 89°-18'-36" W a distance of 160'; thence N 0°-23'-09" E a distance of 287.50'; thence N 89°-20'-43" W a distance of 1499.50'; thence N 32°-16'-27" W a distance of 141.44'; thence S 70°-22'-02" W a distance of 190.37'; thence N 89°-20'-43" W a distance of 288.80'; thence North a distance of 224.61'; thence NW'ly. along the arc of a curve having a radius of 1916.87', a distance of 849.77'; thence N 25°-24'-00" W a distance of 47.26'; thence SW'ly. along the arc of a curve having a radius of 3300' and a chord bearing S 71°-11'-35" W a distance of 698.16', an arc distance of 699.47', to the P.C. of a curve having a radius of 7799.85', and a chord bearing S 1°-58'-18" E a distance of 92.91', an arc distance of 92.91'; thence S 88°-22'-10" W a distance of 150'; thence NW'ly. along the arc of a curve having a radius of 7649.85', a distance of 1038.82'; thence N 9°-24'-40" W a distance of 152.11'; thence NE'ly. along the arc of a curve having a radius of 49.91', a distance of 71.99'; thence N 73°-13'-40" E a distance of 129.37'; thence NE'ly. along the arc of a curve having a radius of 2130', a distance of 1073.75'; thence N 44°-20'-41" E a distance of 30.04'; thence NE'ly. along the arc of a curve having a radius of 250', a distance of 91.22'; thence N 24°-45'-00" W a distance of 471.40'; thence N 52°-30'-00" W a distance of 72.19'; thence NE'ly. along the arc of a curve having a radius of 75', a distance of 75.59'; thence N 5°-15'-00" E a distance of 184.73'; thence NE'ly. along the arc of a curve having a radius of 950', a distance of 949.24'; thence N 62°-30'-00" E a distance of 127.50'; thence NE'ly. along the arc of a curve having a radius of 700', a distance of 641.41'; thence N 10°-00'-00" E a distance of 241.33'; thence S 89°-36'-12" E a distance of 1465.07'; thence S 0°-41'-58" W a distance of 2652.62' to the NE Cor. of the NW 1/4 of the NE 1/4 of Sec. 28, Twp. 34 S., Rge. 18 E.; thence S 0°-23'-09" W a distance of 2645.20', to the P.O.B.; being and lying in Secs. 21 & 28, Twp. 34 S., Rge. 18 E., Manatee County, Florida.

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING COMMISSION

STATE OF FLORIDA } S.S.
COUNTY OF MANATEE }

This certifies that this plat has been approved by the Manatee County Planning and Zoning Commission and that all requirements of the 1955 Manatee County Planning and Zoning Law have been complied with.

Dated this 7th day of November
A.D. 1957, at Bradenton, Florida.

Chas. H. Idess
Chairman
Manatee County Planning and Zoning Commission

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } S.S.
COUNTY OF MANATEE }

I, M. T. McINNIS, 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 Laws of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 10, Page 40, Public Records of Manatee County, Florida, this 12th day of November, A.D. 1957.

James M. Cox
Clerk of the Circuit Court

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } S.S.
COUNTY OF MANATEE }

This certifies that this plat has been received and accepted by the Board of County Commissioners of Manatee County, Florida and is eligible for record in this County.

The acceptance of this plat shall not be deemed the acceptance of the streets shown hereon for maintenance.

Dated this 12th day of November
A.D. 1957, at Bradenton, Florida.

John D. Jones
Chairman, Board of County Commissioners

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA } S.S.
COUNTY OF MANATEE }

I certify that the plat of the above described lands in Manatee County, Florida, was made by me based upon a survey of said property made by me on July 5, 1957. I further certify that all permanent reference monuments have been set and all lot corners marked as provided by Manatee County Subdivision Regulations.

WITNESS my hand and seal at Sarasota, Florida, this 4th day of OCTOBER, A.D. 1957.

J.V. Mosby
Reg. Land Surveyor - Fla. Cert. No. 858

STATE OF FLORIDA } S.S.
COUNTY OF MANATEE }

Tarpon Properties, Inc., a Florida corporation, by its duly elected President, Leonard W. Tanner and its duly elected Asst. Secretary, George H. Harrison; Riverdale, Inc., a Florida corporation, by its duly elected President, Leonard W. Tanner and its duly elected Asst. Secretary, George H. Harrison; Dolphin Properties, Inc., a Florida corporation, by its duly elected President, Leonard W. Tanner and its duly elected Asst. Secretary, George H. Harrison; acting by and with authority of its Boards of Directors, do hereby dedicate and set apart all of the streets, canals and easements as shown or described on this plat to the use of the general public forever.

IN WITNESS WHEREOF, the undersigned Corporations have caused these presents to be executed by its Presidents and attested by its Asst. Secretaries by and with the authority of its Boards of Directors, this 18th day of October, A.D. 1957.

ATTEST:

George H. Harrison
Asst. Secretary

TARPON PROPERTIES, INC.

By Leonard W. Tanner
As its President

ATTEST:

George H. Harrison
Asst. Secretary

RIVERDALE, INC.

By Leonard W. Tanner
As its President

ATTEST:

George H. Harrison
Asst. Secretary

DOLPHIN PROPERTIES, INC.

By Leonard W. Tanner
As its President

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }

Before me, the undersigned Notary Public personally appeared Leonard W. Tanner, President and George H. Harrison, Asst. Secretary of Tarpon Properties, Inc.; Riverdale, Inc.; and Dolphin Properties, Inc., Florida corporations; to me known to be the individuals described in and who executed the foregoing certificate of dedication, and they each duly acknowledged before me that they executed the same, as such officers for and in behalf of said corporations.

Witness, my hand and official seal at Sarasota County, Florida this 18th day of OCTOBER, A.D. 1957.

My commission expires Sept 7, 1958

J.V. Mosby
Notary Public, State of Florida at Large

CERTIFICATE OF DEDICATION

STATE OF FLORIDA } S.S.
COUNTY OF MANATEE }

Leonard W. Tanner and Jeanne O. Tanner, husband and wife, do hereby dedicate and set apart all of the streets, canals and easements as shown or described on this plat to the use of the general public forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of October, A.D. 1957.

WITNESSES:

Paul J. Romance
Robert R. Lupton

Leonard W. Tanner SEAL
Jeanne O. Tanner SEAL

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA }

Before me, the undersigned Notary Public, personally appeared Leonard W. Tanner and Jeanne O. Tanner, husband and wife, to me known to be the individuals described in and who executed the foregoing certificate of dedication, and they each duly acknowledged before me that they executed the same.

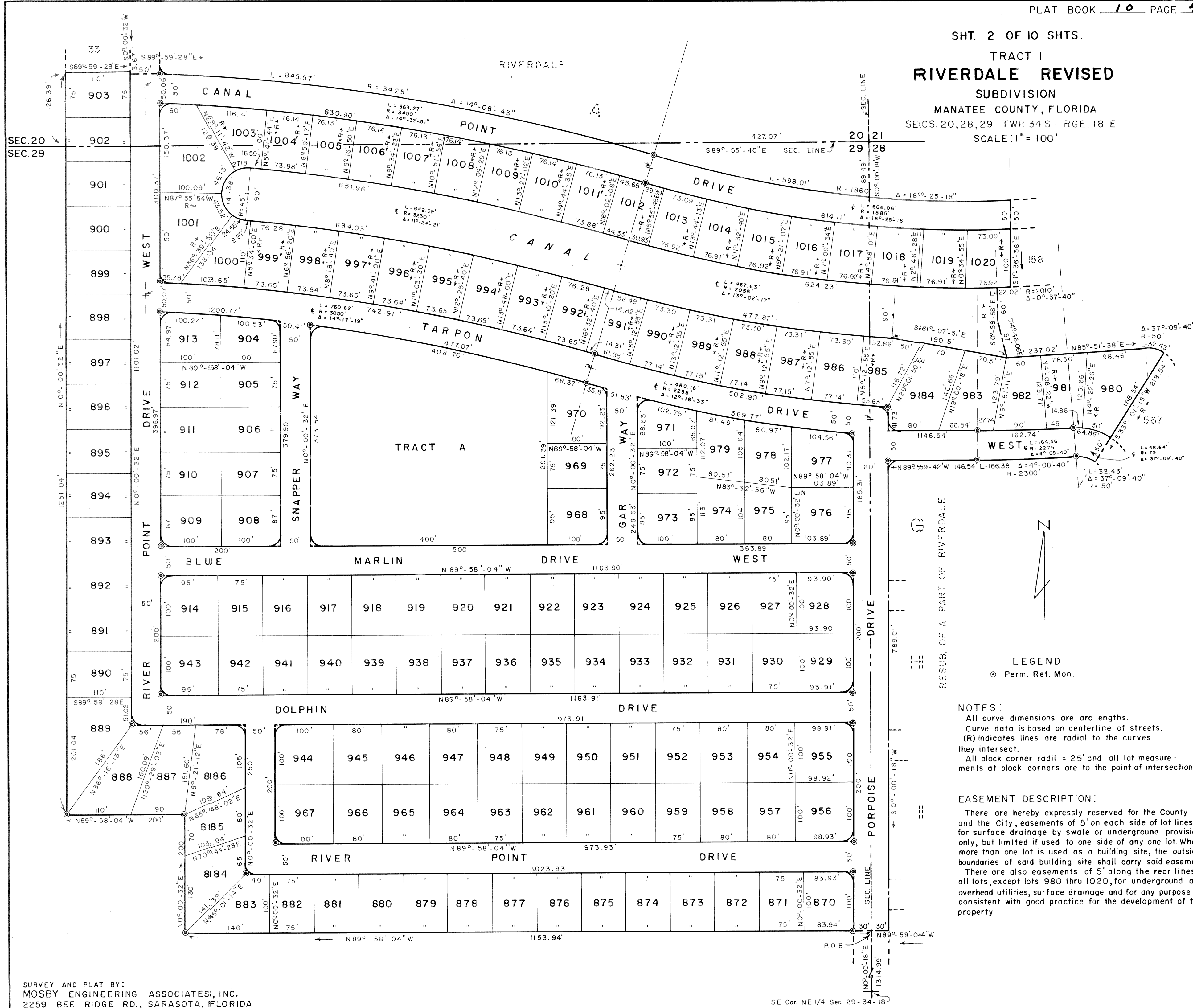
WITNESS, my hand and official seal at Sarasota County, Florida, this 18th day of October, A.D. 1957.

My commission expires Sept. 7, 1958

J.V. Mosby
Notary Public, State of Florida at Large

SHT. 2 OF 10 SHTS.

TRACT I
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SE(CS. 20, 28, 29-TWP. 34 S - RGE. 18 E
SCALE: 1" = 100'



LEGEND
⊙ Perm. Ref. Mon.

NOTES:
All curve dimensions are arc lengths.
Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection.

EASEMENT DESCRIPTION:
There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.
There are also easements of 5' along the rear lines of all lots, except lots 980 thru 1020, for underground and overhead utilities, surface drainage and for any purpose consistent with good practice for the development of this property.

SHT. 3 OF 10 SHTS.
TRACT 2
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SEC. 28 - TWP. 34 S - RGE. 18 E
SCALE: 1" = 100'



LEGEND
⊙ Perm. Ref. Mon.

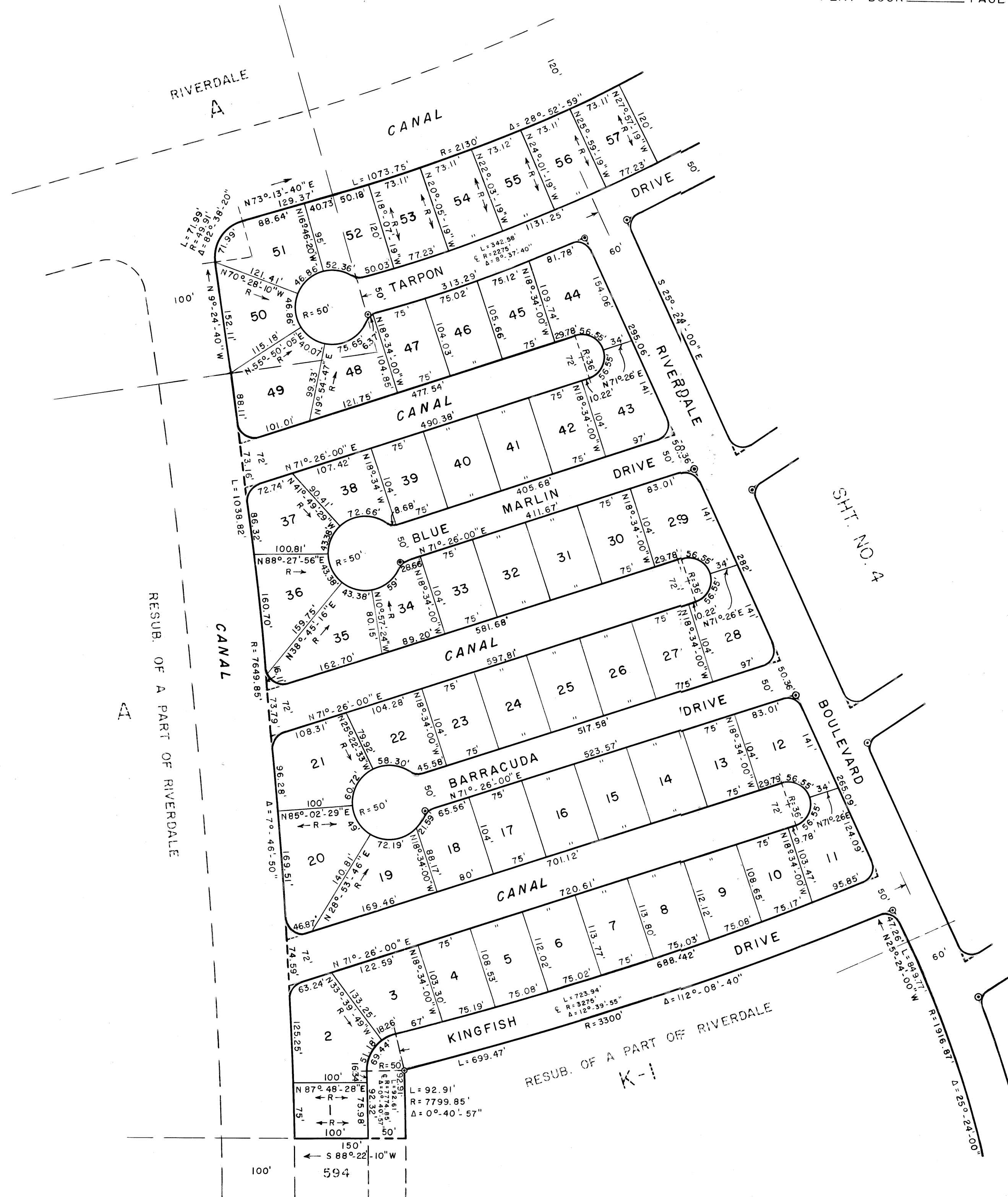
NOTES:

All curve dimensions are arc lengths.
Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.

EASEMENT DESCRIPTION:

There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.

SURVEY AND PLAT BY:
MOSBY ENGINEERING ASSOCIATES, INC.
2259 BEE RIDGE RD., SARASOTA, FLORIDA



TRACT 2
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SECS. 21 & 28 - TWP. 34 S - RGE. 18 E
SCALE: 1" = 100'

EASEMENT DESCRIPTION:

There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.

NOTES:

All curve dimensions are arc lengths.
Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.

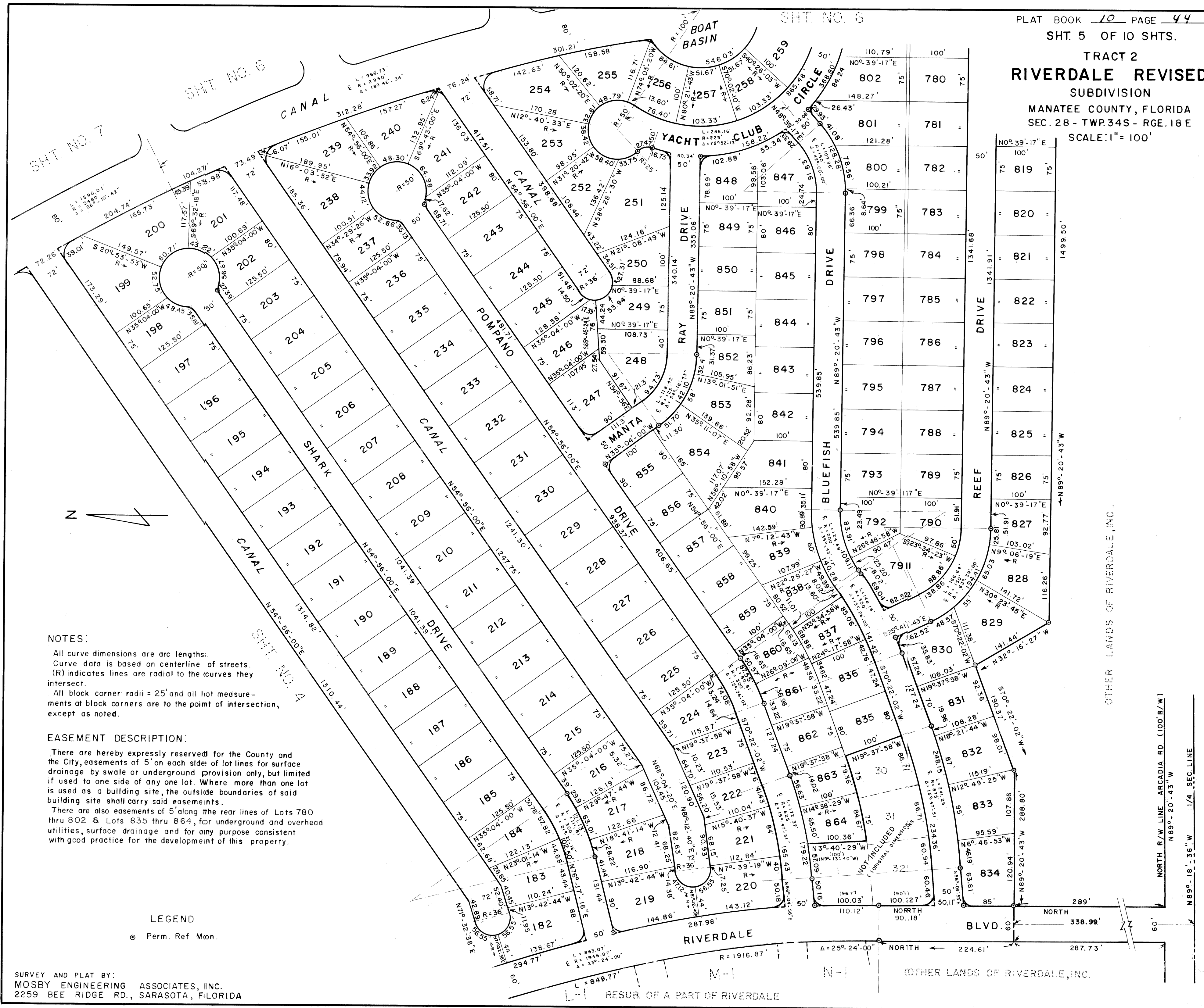


LEGEND
⊙ Perm. Ref. Mon.

TRACT 2
RIVERDALE REVISED
SUBDIVISION

MANATEE COUNTY, FLORIDA
SEC. 28 - TWP. 34S - RGE. 18 E

SCALE: 1" = 100'



NOTES:

All curve dimensions are arc lengths.
Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.

EASEMENT DESCRIPTION:

There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.
There are also easements of 5' along the rear lines of Lots 780 thru 802 & Lots 835 thru 864, for underground and overhead utilities, surface drainage and for any purpose consistent with good practice for the development of this property.

LEGEND

⊙ Perm. Ref. Mon.

SURVEY AND PLAT BY:
MOSBY ENGINEERING ASSOCIATES, INC.
2259 BEE RIDGE RD., SARASOTA, FLORIDA

OTHER LANDS OF RIVERDALE, INC.

NORTH R/W LINE ARCADIA RD (100' R/W)

N 89° 20' 43" W 1/4 SEC. LINE

OTHER LANDS OF RIVERDALE, INC.

RESUB. OF A PART OF RIVERDALE

EASEMENT DESCRIPTION:

There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.

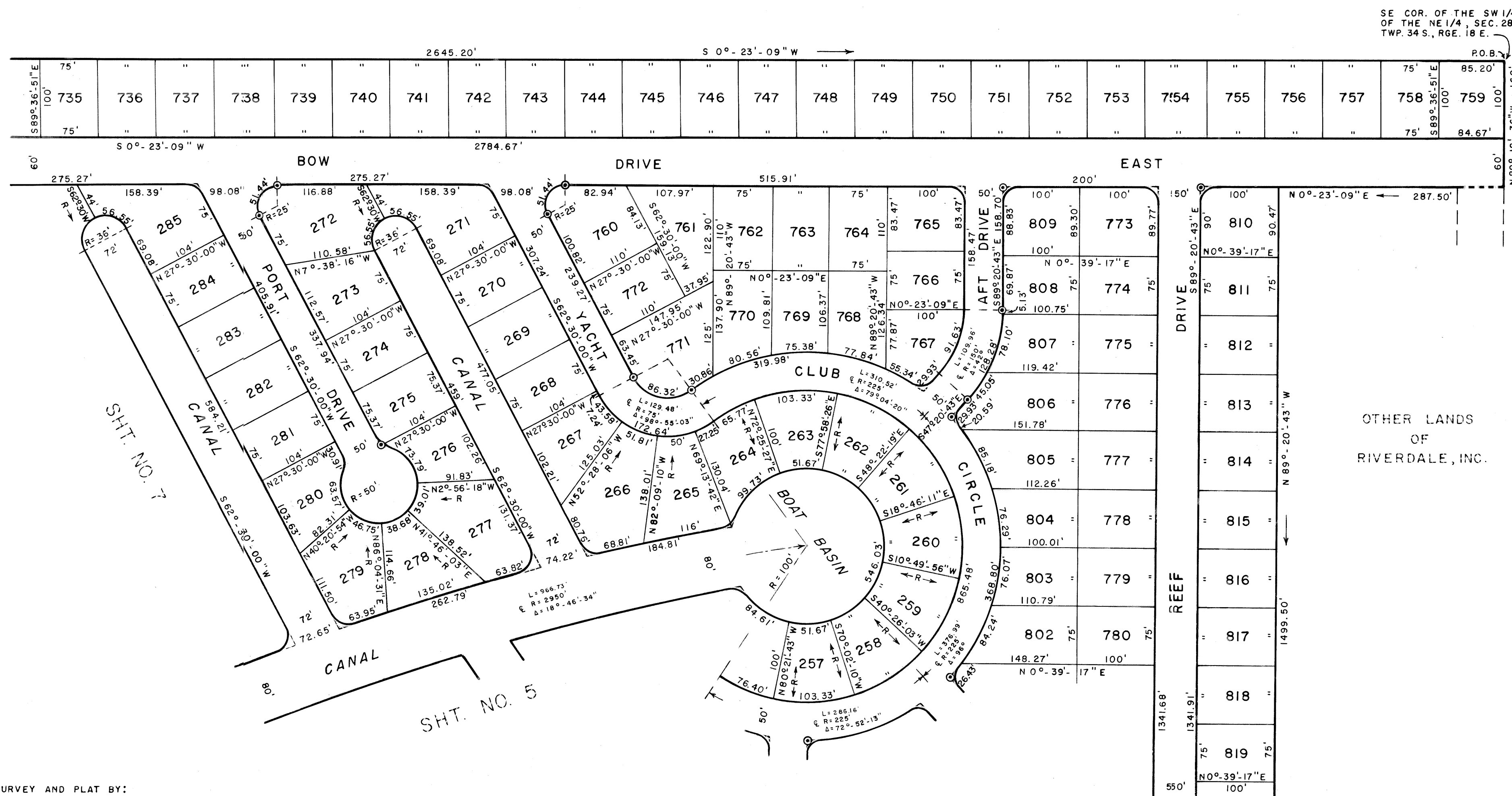
There are also easements of 5' along the rear lines of lots 760 thru 780 and 802 thru 809, for underground and overhead utilities, surface drainage and for any purpose consistent with good practice for the development of this property.

NOTES:

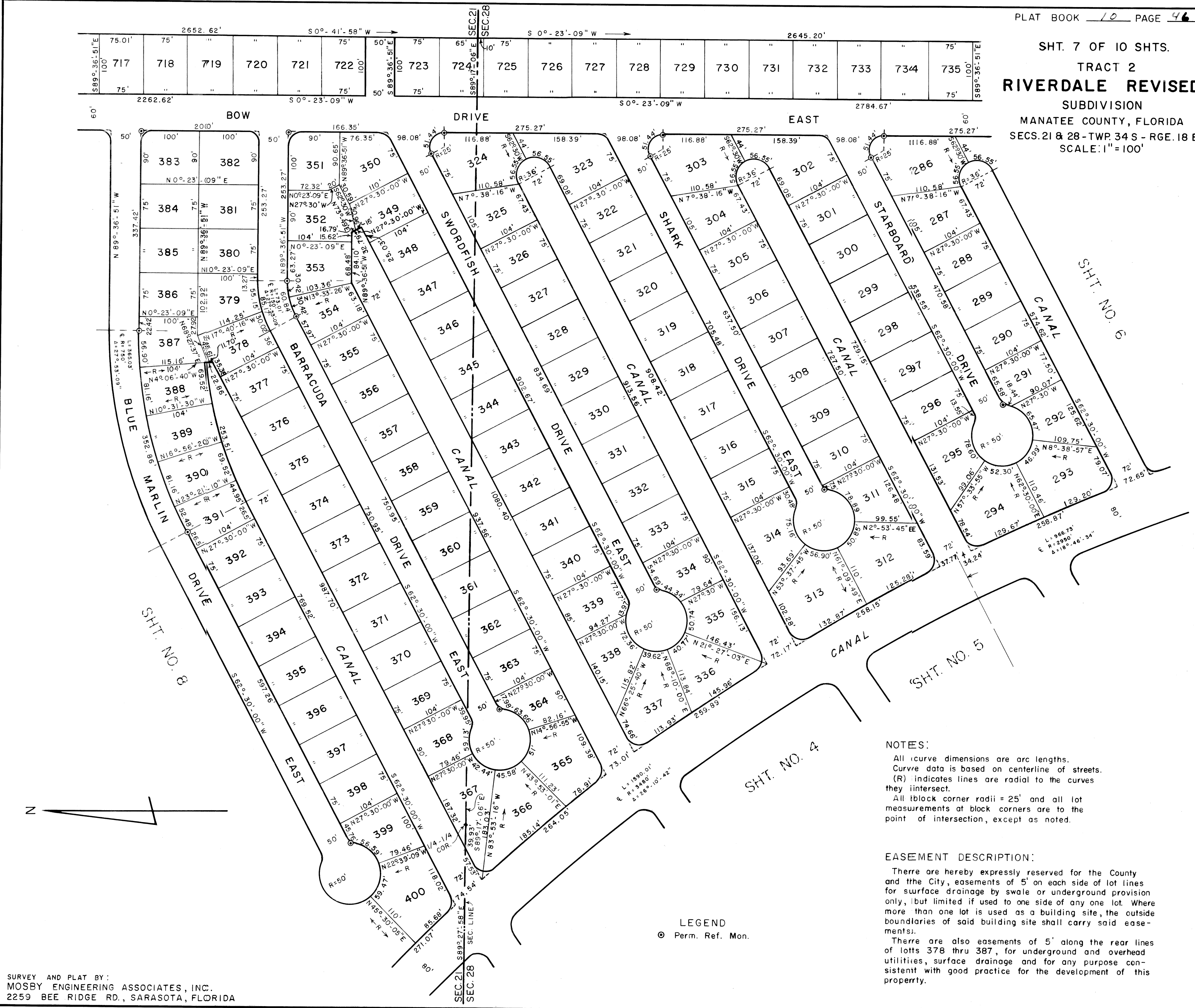
All curve dimensions are arc lengths.
Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.

SHT. 6 OF 10 SHTS.
TRACT 2
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SEC. 28 - TWP. 34 S - RGE. 18 E
SCALE: 1" = 100'

LEGEND
● Perm. Ref. Mon.



SHT. 7 OF 10 SHTS.
TRACT 2
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SECS. 21 & 28 - TWP. 34 S - RGE. 18 E
SCALE: 1" = 100'



NOTES:

All curve dimensions are arc lengths.
Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.

EASEMENT DESCRIPTION:

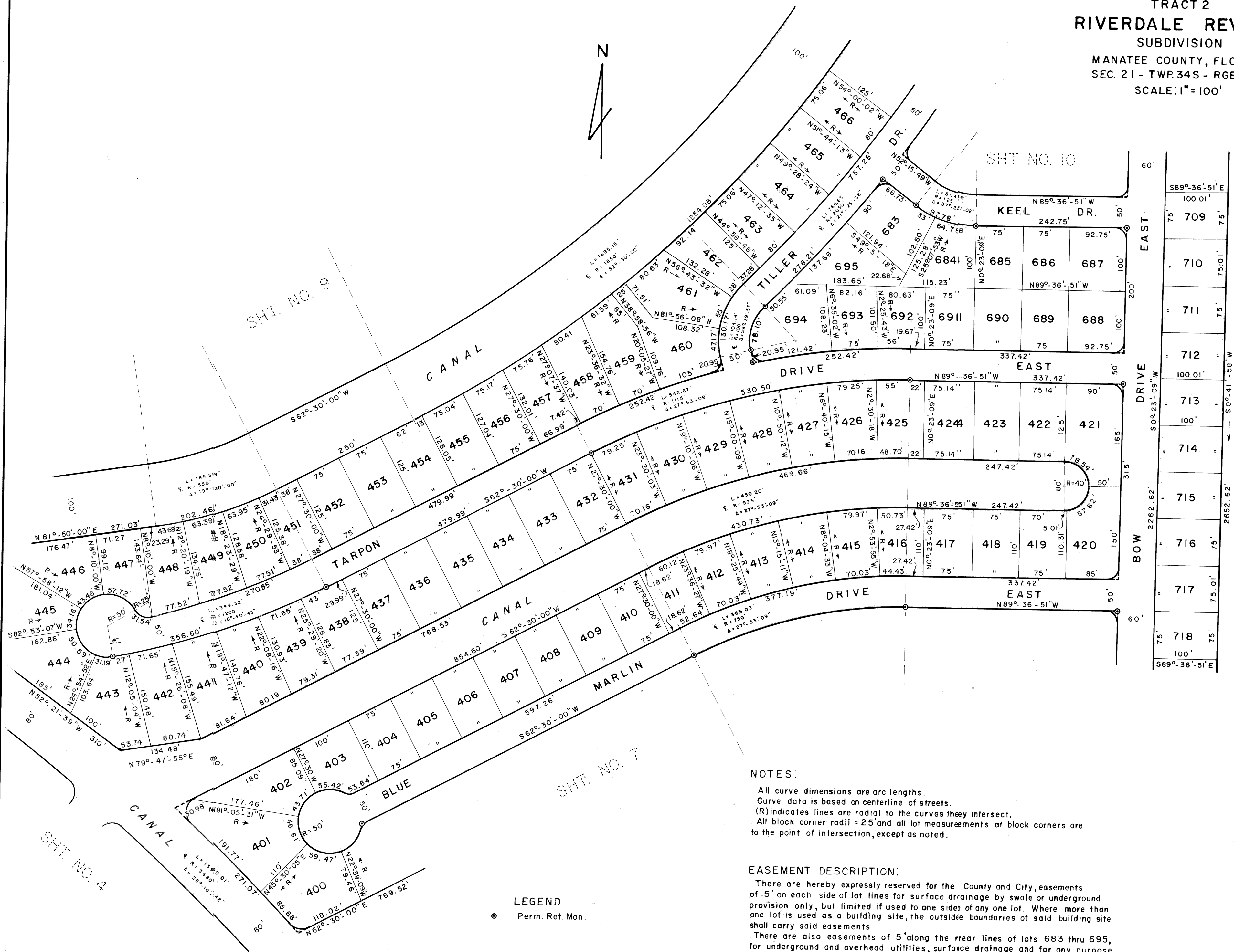
There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.

There are also easements of 5' along the rear lines of lots 378 thru 387, for underground and overhead utilities, surface drainage and for any purpose consistent with good practice for the development of this property.

LEGEND

⊙ Perm. Ref. Mon.

TRACT 2
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SEC. 21 - TWP. 34S - RGE. 18 E
SCALE: 1" = 100'



NOTES:

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Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.

EASEMENT DESCRIPTION:

There are hereby expressly reserved for the County and City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.
There are also easements of 5' along the rear lines of lots 683 thru 695, for underground and overhead utilities, surface drainage and for any purpose consistent with good practice for the development of this property.

LEGEND

● Perm. Ref. Mon.

TRACT 2
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SEC. 21 - TWP. 34 S - RGE. 18 E
SCALE: 1" = 100'

NOTES:

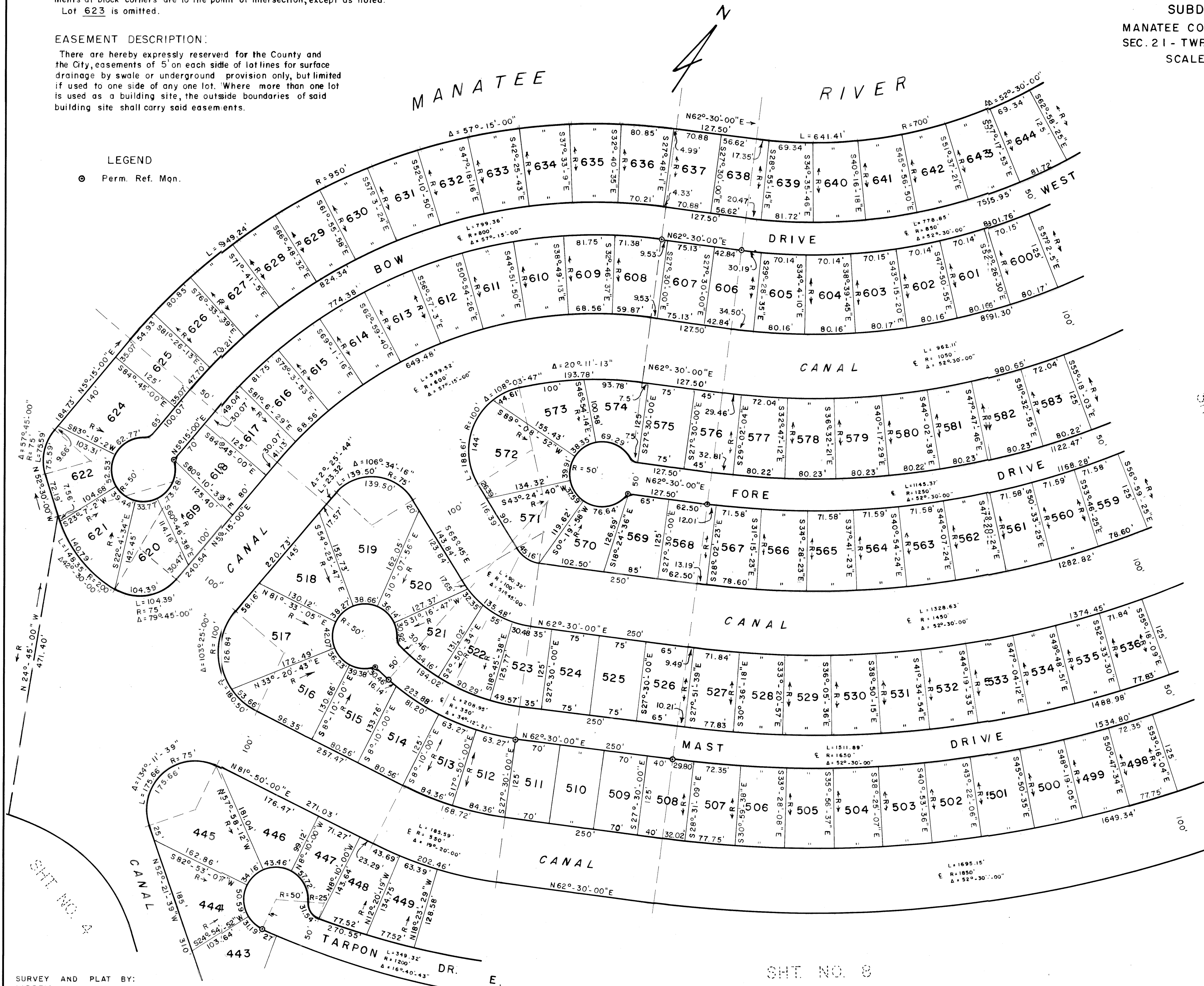
All curve dimensions are arc lengths.
Curve data is based on centerline of streets.
(R) indicates lines are radial to the curves they intersect.
All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.
Lot 623 is omitted.

EASEMENT DESCRIPTION:

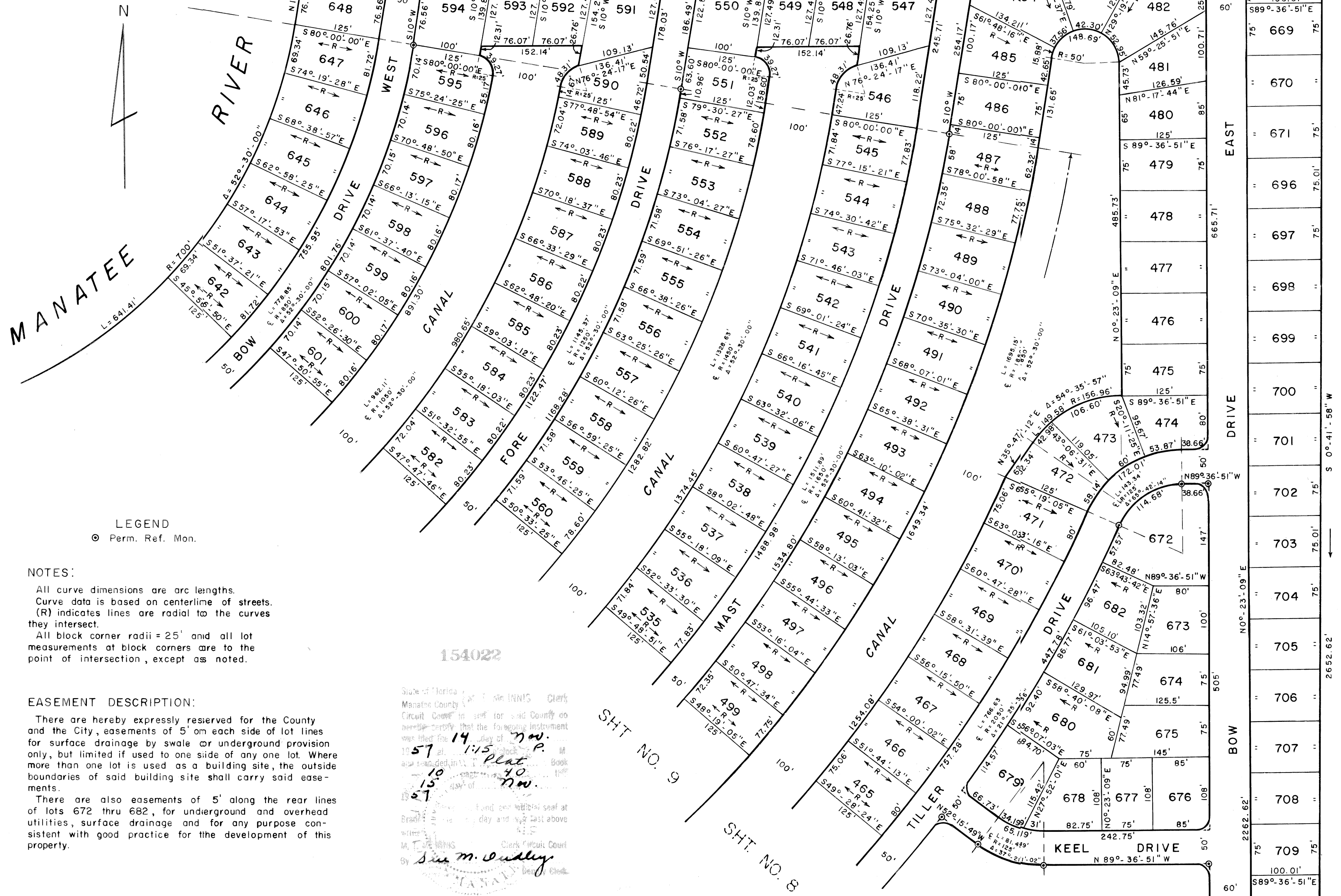
There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.

LEGEND

⊙ Perm. Ref. Mon.



SHT. 10 OF 10 SHTS.
TRACT 2
RIVERDALE REVISED
SUBDIVISION
MANATEE COUNTY, FLORIDA
SEC. 21 - TWP. 34 S - RGE. 18 E
SCALE: 1" = 100'



LEGEND
● Perm. Ref. Mon.

NOTES:

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All block corner radii = 25' and all lot measurements at block corners are to the point of intersection, except as noted.

EASEMENT DESCRIPTION:

There are hereby expressly reserved for the County and the City, easements of 5' on each side of lot lines for surface drainage by swale or underground provision only, but limited if used to one side of any one lot. Where more than one lot is used as a building site, the outside boundaries of said building site shall carry said easements.
There are also easements of 5' along the rear lines of lots 672 thru 682, for underground and overhead utilities, surface drainage and for any purpose consistent with good practice for the development of this property.