

ORDINANCE NO. 19-23

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; EXPANDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY ADDING APPROXIMATELY 117.31 ACRES OF LAND; AMENDING SUBSECTION 2-8-59 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS EXPANDED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; 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 district for these improvements within the district boundaries; and

WHEREAS, Subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for amendment expanding the boundaries of a community development district established by county ordinance; and

WHEREAS, Fieldstone Community Development District (District) has been created by law and established pursuant to Manatee County Ordinance No. 15-16, adopted on April 8, 2015, effective as filed with the Secretary of State of Florida on April 8, 2015; and

WHEREAS, Ordinance No. 15-16 described the boundaries of the District, which included approximately 580.58 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (Board), has relied thereon in adopting this Ordinance; and

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LEGAL DESCRIPTION: (BY KING ENGINEERING)

(CONTINUED FROM PAGE 10)

BEING ALONG SAID NORTHWEST RIGHT-OF-WAY); (1) THENCE S.36°06'04"W., A DISTANCE OF 472.47 FEET; (2) THENCE S.36°04'54"W., A DISTANCE OF 345.85 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE ABOVE MENTIONED SECTION 17; (3) THENCE CONTINUE S.36°04'54"W., A DISTANCE OF 570.18 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,977.86 FEET AND A CENTRAL ANGLE OF 28°09'21"; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 971.94 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S.22°01'42"W., 962.19 FEET, TO THE END OF SAID CURVE; THENCE N.89°26'34"W., ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 1,282.99 FEET; THENCE S.00°06'08"E., A DISTANCE OF 1,300.10 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 IN SAID PUBLIC RECORDS (THE FOLLOWING FIVE CALLS BEING ALONG SAID NORTH RIGHT-OF-WAY); (1) THENCE N.88°54'18"W., A DISTANCE OF 1,334.91 FEET; (2) THENCE N.89°08'58"W., A DISTANCE OF 2,271.84 FEET; (3) THENCE N.89°07'49"W., A DISTANCE OF 328.34 FEET; (4) THENCE N.89°07'50"W., A DISTANCE OF 2,693.55 FEET; (5) THENCE N.88°01'42"W., A DISTANCE OF 16.92 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE ABOVE MENTIONED SECTION 19; THENCE N.00°08'36"E., ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

PARCEL 2 CONTAINING 580.576 ACRES

TOTAL SUBJECT PROPERTY CONTAINING 697.885 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING SOUTH 00°11'42" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT


 4921 Memorial Highway
 One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone 813 880-8881
 Fax 813 880-8882
 www.kingengineering.com
 L11 #2610

WHEREAS, the District board of supervisors (Petitioner) has filed a petition with the Board to adopt an ordinance amendment expanding the boundaries of the District pursuant to Subsection 190.046(1), Florida Statutes; and

WHEREAS, the petition designated approximately 117.31 acres of land described and depicted in Exhibit “2A”, attached hereto and incorporated herein, to be added to the District; and

WHEREAS, pursuant to Paragraph 190.046(1)(g), Florida Statutes, as amended, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District other than those landowners whose land is proposed to be added to the District; and

WHEREAS, Moccasin Wallow Associates, LLC, a Florida limited liability company, is the owner of approximately 117.31 acres of land proposed to be added to the District and has consented in writing to the addition of said land to the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of Paragraph 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in Paragraph 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment expanding the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 15-16, as amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in Exhibit “2B”, attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District by expansion will protect, promote, and enhance the public health, safety, and 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, FLORIDA:

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 Paragraph 190.046(1)(b) and Section 125.66, 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 expand the boundaries of the District by adding the areas of land described and depicted in Exhibit "2A", consisting of approximately 117.31 acres, to the geographic boundaries and control of the District.

Section 4. Expansion of boundaries. The boundaries of the District are hereby expanded pursuant to Subsection 190.046(1), Florida Statutes, by adding the areas described and depicted in Exhibit "2A", consisting of approximately 117.31 acres of land, to the geographic boundaries and control of the District. The amended boundaries of the District as expanded, which consist of approximately 697.89 acres of land, are described and depicted in Exhibit "2B".

Section 5. Amending Subsection 2-8-59 of the Manatee County Code of Ordinances. Subsection 2-8-59 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-37. Fieldstone Community Development District.

(b) Boundaries. The amended boundaries of the district as expanded are those described in the metes and bounds description attached to Ordinance No. 19-23 ~~Ord. No. 15-16~~ as Exhibit "2B".

Section 6. Reliance upon representations. The expansion of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 19-23 to Modify the External Boundaries of Fieldstone Community Development District through Expansion dated December 12, 2018, signed by Pete Williams, chairman of the District, and Kimberly Ashton, attorney for the District, with Exhibits "1" through "7", collectively attached to said Petition.

Section 7. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

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 21st day of May 2019.



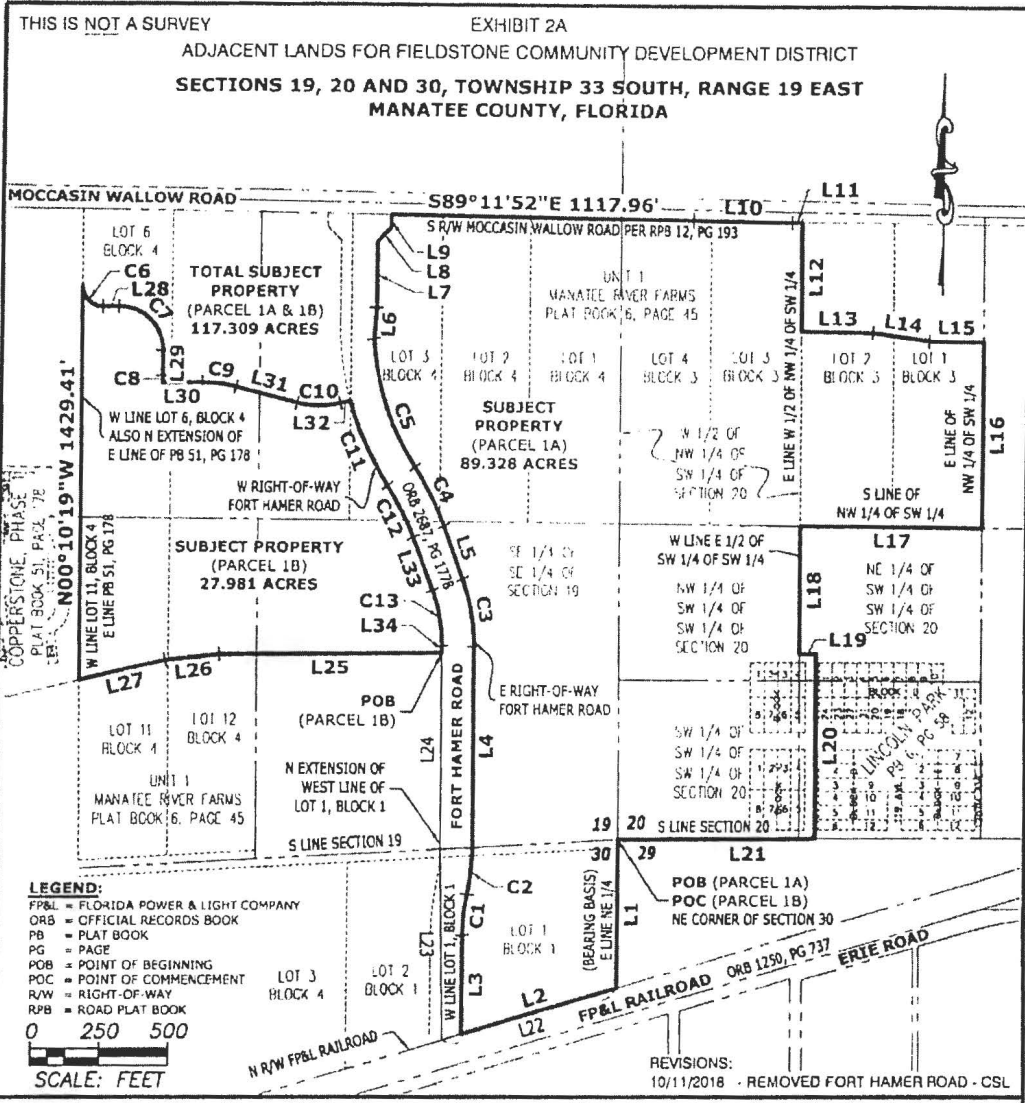
BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: Stephen R. Simpson
Chairperson

ATTEST: ANGELINA COLONASSO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Debi Lesner
Deputy Clerk

EXHIBIT 2A



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EXHIBIT 2A
 ADJACENT LANDS FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

SCALE 1" = 500'	DATE 8/6/2018	JOB No 8392-500-100
DRAWN JEB	CHECKED JEB	SECTION 19, 20 & 30
		TOWNSHIP 33 SOUTH
		RANGE 19 EAST

4921 Memorial Highway
 One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone 813 880-8881
 Fax 813 880-8882
 www.kingengineering.com
 I.B.#2610

King
 ENGINEERING ASSOCIATES, INC.

CERTIFICATE OF SURVEYOR
 I, the undersigned professional land surveyor, hereby certify the sketch map(s) and notes and bounds descriptions as set forth in exhibit "ADJACENT LANDS FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT" of the Petition for the Expansion of FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT are true and correct, were made under my direction and meets the minimum technical standard requirements of Chapter 53-17 of the Florida Administrative Code as of the following date:
 Date of certification: October 10, 2018
 STATE OF FLORIDA
 GREG BAKSIS, LS # 956
 CERTIFICATE OF AUTHORIZATION No. LB2610

Sheet 1 of 5

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	148.63'	740.00'	11°30'27"	N05°52'34"E	148.38'
C2	171.21'	860.00'	11°24'23"	N05°55'36"E	170.93'
C3	249.23'	680.00'	21°00'00"	N10°16'36"W	247.84'
C4	238.04'	1,060.00'	12°52'00"	N27°12'36"W	237.54'
C5	494.62'	940.00'	30°00'55"	N18°34'08"W	488.93'
C6	117.81'	75.00'	90°00'00"	S45°10'19"E	106.07'
C7	251.33'	160.00'	90°00'00"	S45°10'19"E	226.27'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C8	24.84'	325.00'	4°22'46"	S02°01'04"W	24.84'
C9	175.38'	500.00'	14°22'05"	S82°59'17"E	125.06'
C10	158.71'	325.00'	27°58'44"	S89°47'37"E	157.13'
C11	336.42'	1,060.00'	18°11'04"	S24°33'04"E	335.01'
C12	211.09'	940.00'	12°52'00"	S17°12'36"E	210.65'
C13	205.25'	560.00'	21°00'00"	S10°16'36"E	204.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°11'42"W	540.62'
L2	S73°37'35"W	592.08'
L3	N00°07'20"E	359.62'
L4	N00°13'25"E	720.08'
L5	N70°46'36"W	207.01'
L6	N04°08'24"E	114.31'
L7	N00°00'00"W	236.20'
L8	N45°25'31"E	71.23'
L9	N00°48'08"E	46.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S89°01'21"E	362.22'
L11	N89°36'30"E	36.51'
L12	S00°06'45"E	389.94'
L13	S89°07'39"E	258.26'
L14	S81°50'55"E	208.59'
L15	S89°24'38"E	201.49'
L16	S00°05'30"E	673.96'
L17	N89°31'39"W	665.64'
L18	S00°05'31"E	467.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S89°59'20"E	60.37'
L20	S00°07'39"W	663.72'
L21	S89°50'08"W	722.79'
L22	S73°37'35"W	669.14'
L23	N01°01'42"W	694.96'
L24	N00°13'25"E	699.00'
L25	S89°33'39"W	812.90'
L26	S83°59'43"W	201.14'
L27	S76°26'30"W	321.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N89°49'41"E	59.12'
L29	S00°10'19"E	91.87'
L30	N89°49'41"E	146.81'
L31	S75°48'14"E	233.49'
L32	N76°13'01"E	36.72'
L33	S20°46'36"E	207.01'
L34	S00°13'25"W	25.64'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING SOUTH 00°11'42" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

EXHIBIT 2A

ADJACENT LANDS FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT



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LEGAL DESCRIPTION: (BY KING ENGINEERING)

PARCEL 1A

A PARCEL OF LAND LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°11'42" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 540.62 FEET TO THE NORTH RIGHT-OF-WAY OF A FLORIDA POWER & LIGHT COMPANY RAILROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1250, PAGE 737 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 73°37'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 592.08 FEET TO THE EAST RIGHT-OF-WAY OF FORT HAMER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2687, PAGE 1778 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 00°07'20" EAST, A DISTANCE OF 359.62 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) NORTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°30'27", AND A CHORD BEARING AND DISTANCE OF NORTH 05°52'34" EAST 148.38 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (3) NORTHERLY 171.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD BEARING AND DISTANCE OF NORTH 05°55'36" EAST 170.93 FEET; (4) NORTH 00°13'25" EAST, A DISTANCE OF 720.08 FEET TO A POINT ON A CURVE TO THE LEFT; (5) NORTHERLY 249.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'36" WEST 247.84 FEET; (6) NORTH 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE LEFT; (7) NORTHWESTERLY 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'36" WEST 237.54 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (8) NORTHERLY 494.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE OF NORTH 18°34'08" WEST 488.93 FEET; (9) NORTH 04°08'24" EAST, A DISTANCE OF 114.31 FEET; (10) NORTH 00°00'00" WEST, A DISTANCE OF 236.20 FEET; (11) NORTH 45°25'31" EAST, A DISTANCE OF 71.23 FEET; (12) NORTH 00°48'08" EAST, A DISTANCE OF 46.66 FEET TO THE SOUTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 12, PAGE 193 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°11'52" EAST, A DISTANCE OF 1,117.96 FEET; (2) SOUTH 89°01'21" EAST, A DISTANCE OF 362.22 FEET; (3) NORTH 89°36'30" EAST, A DISTANCE OF 36.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°06'45" EAST, ALONG SAID EAST

(CONTINUED ON PAGE 4)

EXHIBIT 2A

ADJACENT LANDS FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
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LINE, A DISTANCE OF 389.94 FEET; THENCE SOUTH 89°07'39" EAST, A DISTANCE OF 258.26 FEET; THENCE SOUTH 81°50'55" EAST, A DISTANCE OF 208.59 FEET; THENCE SOUTH 89°24'38" EAST, A DISTANCE OF 201.49 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE SOUTH 00°05'30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 673.96 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE NORTH 89°31'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 665.64 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 20; THENCE SOUTH 00°05'31" EAST, ALONG SAID WEST LINE, A DISTANCE OF 467.39 FEET; THENCE SOUTH 89°59'20" EAST, A DISTANCE OF 60.37 FEET; THENCE SOUTH 00°07'39" WEST, A DISTANCE OF 663.72 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE SOUTH 89°50'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 722.79 FEET TO THE POINT OF BEGINNING.

PARCEL 1A CONTAINING 89.328 ACRES.

TOGETHER WITH:

PARCEL 1B

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°11'42" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 540.62 FEET TO THE NORTH RIGHT-OF-WAY OF A FLORIDA POWER & LIGHT COMPANY RAILROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1250, PAGE 737 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 73°37'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 669.14 FEET TO THE WEST LINE OF LOT 1, BLOCK 1, UNIT NO. 1 MANATEE RIVER FARMS ACCORDING TO PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 01°01'42" WEST, ALONG SAID WEST LINE, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 694.96 FEET TO A POINT ON THE SOUTH LINE OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°13'25" EAST, A DISTANCE OF 699.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF FORT HAMER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2687, PAGE 1778 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 89°33'39" WEST, A DISTANCE OF 812.90 FEET; THENCE SOUTH 83°59'43" WEST, A DISTANCE OF 201.14 FEET;

(CONTINUED ON PAGE 5)

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LEGAL DESCRIPTION: (CONTINUED)

(CONTINUED FROM PAGE 4)

THENCE SOUTH 76°26'30" WEST, A DISTANCE OF 321.32 FEET TO THE EAST LINE OF COPPERSTONE PHASE 1 ACCORDING TO PLAT BOOK 51, PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 00°10'19" WEST, ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, RESPECTIVELY, SAME BEING THE WEST LINE OF LOT 11, BLOCK 4, AND THE WEST LINE OF LOT 6, BLOCK 4, SAID UNIT NO. 1 MANATEE RIVER FARMS, RESPECTIVELY, A DISTANCE OF 1,429.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 117.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°10'19" EAST 106.07 FEET; THENCE NORTH 89°49'41" EAST, A DISTANCE OF 59.12 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 251.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°10'19" EAST 226.27 FEET; THENCE SOUTH 00°10'19" EAST, A DISTANCE OF 91.87 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 24.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 04°22'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°01'04" WEST 24.84 FEET; THENCE NORTH 89°49'41" EAST, A DISTANCE OF 146.81 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 125.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14°22'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°59'17" EAST 125.06 FEET; THENCE SOUTH 75°48'14" EAST, A DISTANCE OF 233.49 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 158.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 27°58'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°47'37" EAST 157.13 FEET; THENCE NORTH 76°13'01" EAST, A DISTANCE OF 36.72 FEET TO AFORESAID WEST RIGHT-OF-WAY OF FORT HAMER ROAD, AND TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTHEASTERLY 336.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 18°11'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°33'04" EAST 335.01 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (2) SOUTHEASTERLY 211.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36" EAST 210.65 FEET; (3) SOUTH 20°46'36" EAST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE RIGHT; (4) SOUTHERLY 205.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°16'36" EAST 204.10 FEET; (5) THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 25.64 FEET TO THE POINT OF BEGINNING.

PARCEL 1B CONTAINING 27.981 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 117.309 ACRES.

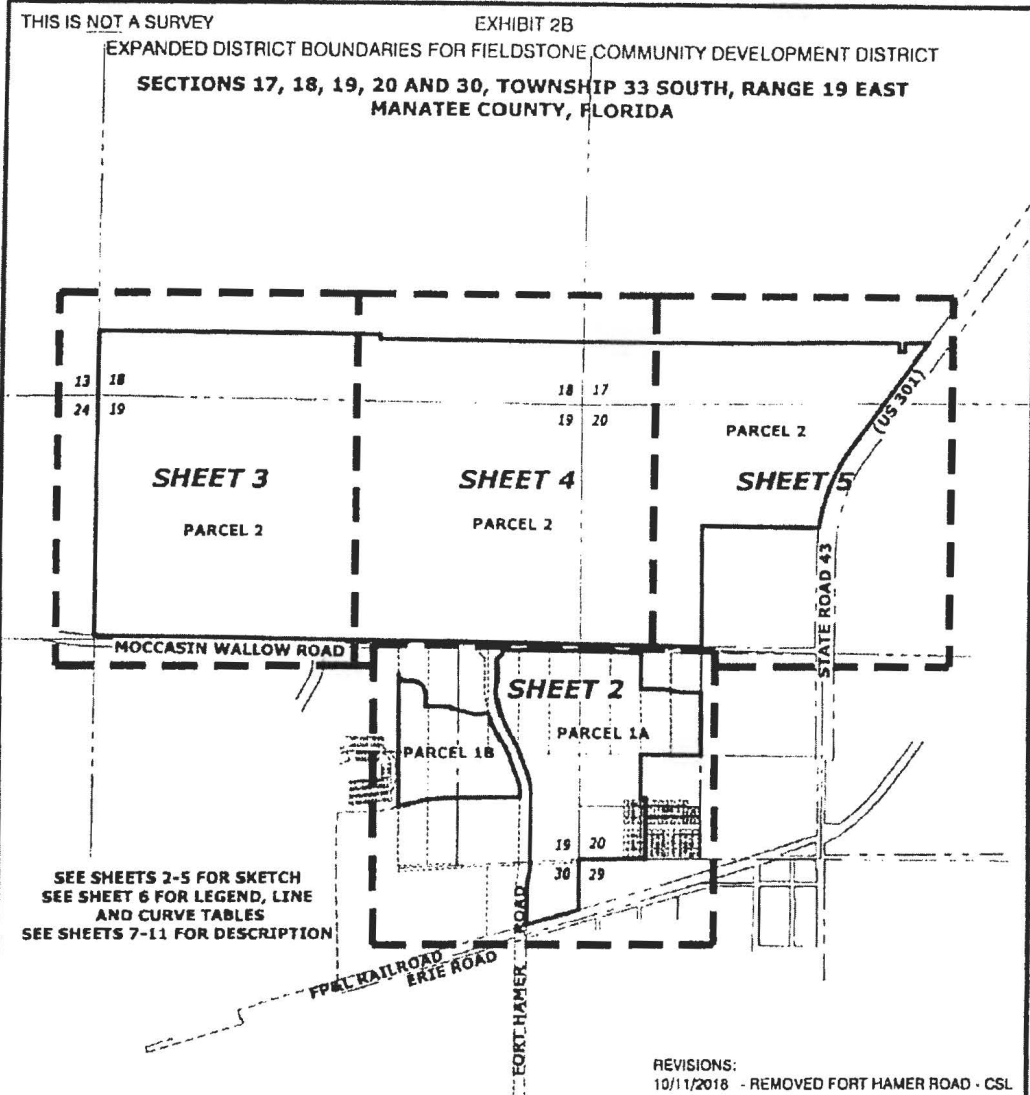
EXHIBIT 2A

ADJACENT LANDS FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
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EXHIBIT 2B



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EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

SCALE 1" = 500'	DATE 8/6/2018	JOB No. 8392-500-100
DRAWN JEB	CHECKED JEB	SECTION 17, 18, 19, 20, 30
		TOWNSHIP 33 SOUTH
		RANGE 19 EAST

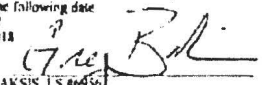
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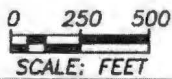
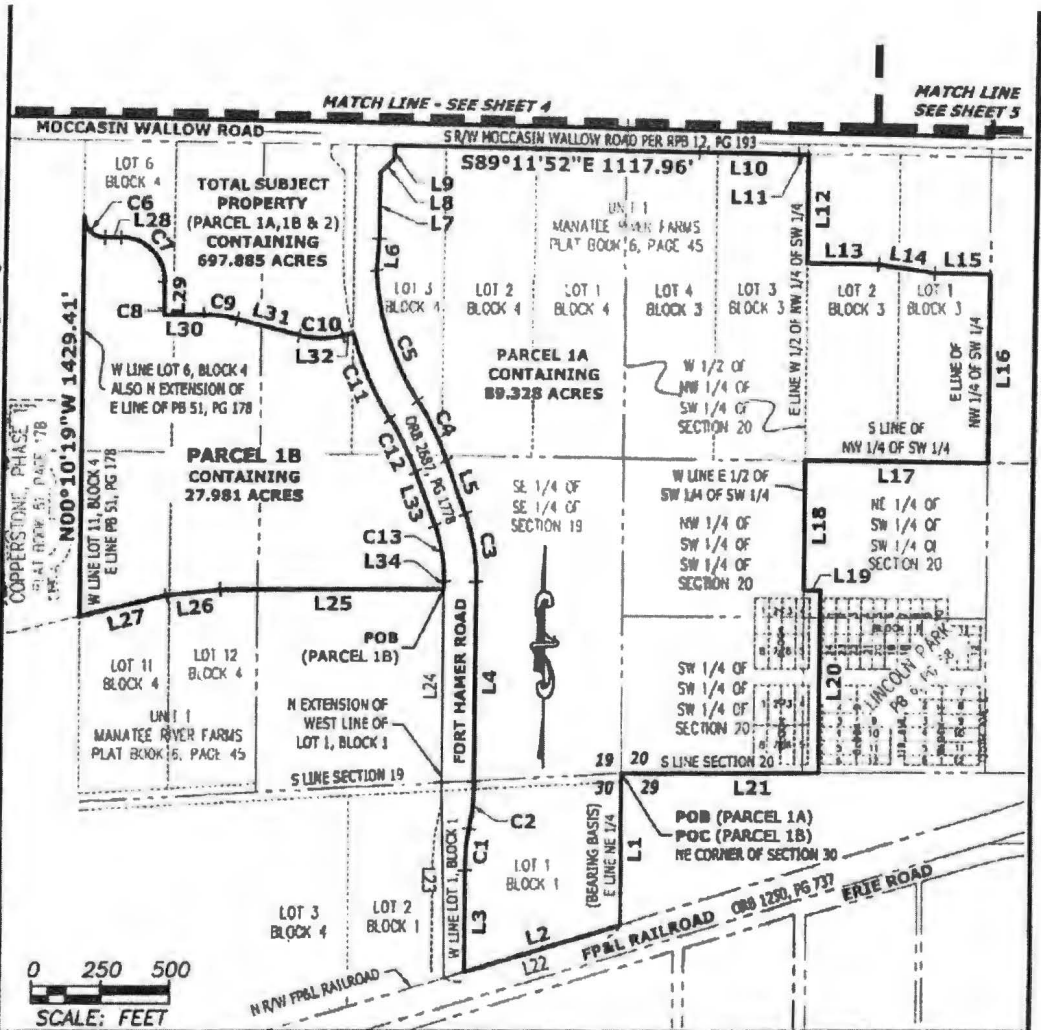
CERTIFICATE OF SURVEYOR

I, the undersigned professional land surveyor, hereby certify the sketch map(s) and metes and bounds description(s) as set forth in exhibit "EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT" of the Fieldstone Community Development District as true and correct, were made under my direction and meet the minimum technical standard requirements of Chapter 53-17 of the Florida Administrative Code as of the following date:

Date of certification: October 11, 2018


 GREG BAKSIS, LS #9656
 CERTIFICATE OF AUTHORIZATION No. LB2610

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MATCH LINE - SEE SHEET 4

MATCH LINE
SEE SHEET 3

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

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One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
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I.B. #2610

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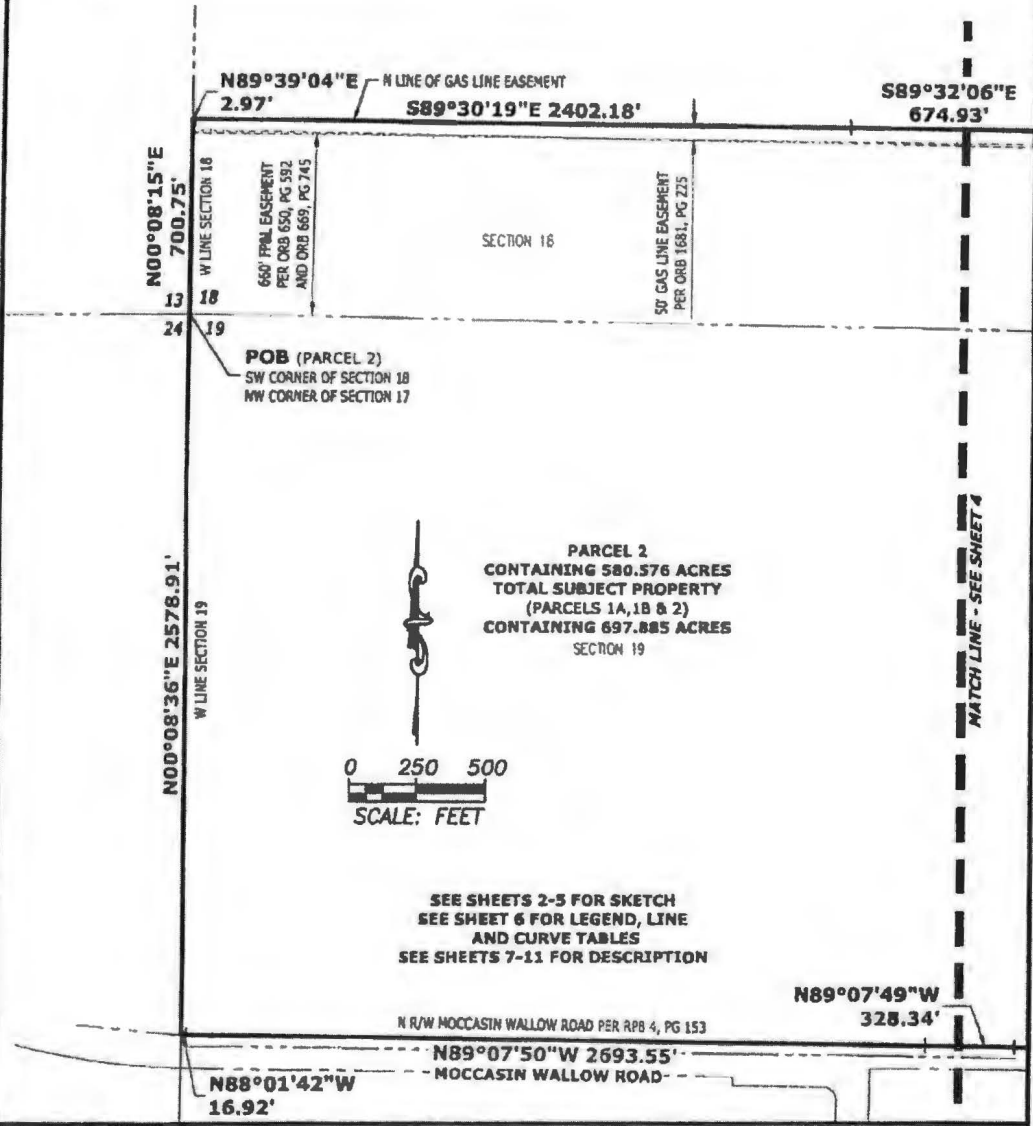


EXHIBIT 2B

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S89°32'08"E 674.93' S00°51'43"W 54.26' S89°39'17"E 1729.20' N LINE OF GAS LINE EASEMENT S89°53'47"E 1363.90'

50' GAS LINE EASEMENT PER ORB 1681, PG 230

660' PPL EASEMENT PER ORB 650, PG 592 AND ORB 669, PG 745

S89°10'24"E 187.95'

SECTION 18

SECTION 17

18 17

19 20

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 5

PARCEL 2 CONTAINING 580.576 ACRES TOTAL SUBJECT PROPERTY (PARCELS 1A, 1B & 2) CONTAINING 697.885 ACRES SECTION 19

SECTION 20

SEE SHEETS 2-5 FOR SKETCH SEE SHEET 6 FOR LEGEND, LINE AND CURVE TABLES SEE SHEETS 7-11 FOR DESCRIPTION

N89°07'49"W 328.34'

N R/W MOCCASIN WALLOW ROAD PER RPB 4, PG 153

MOCCASIN WALLOW ROAD

N89°08'58"W 2271.84'

N88°54'18"W 1334.91'

LOT 6 BLOCK 4

EXHIBIT 2B

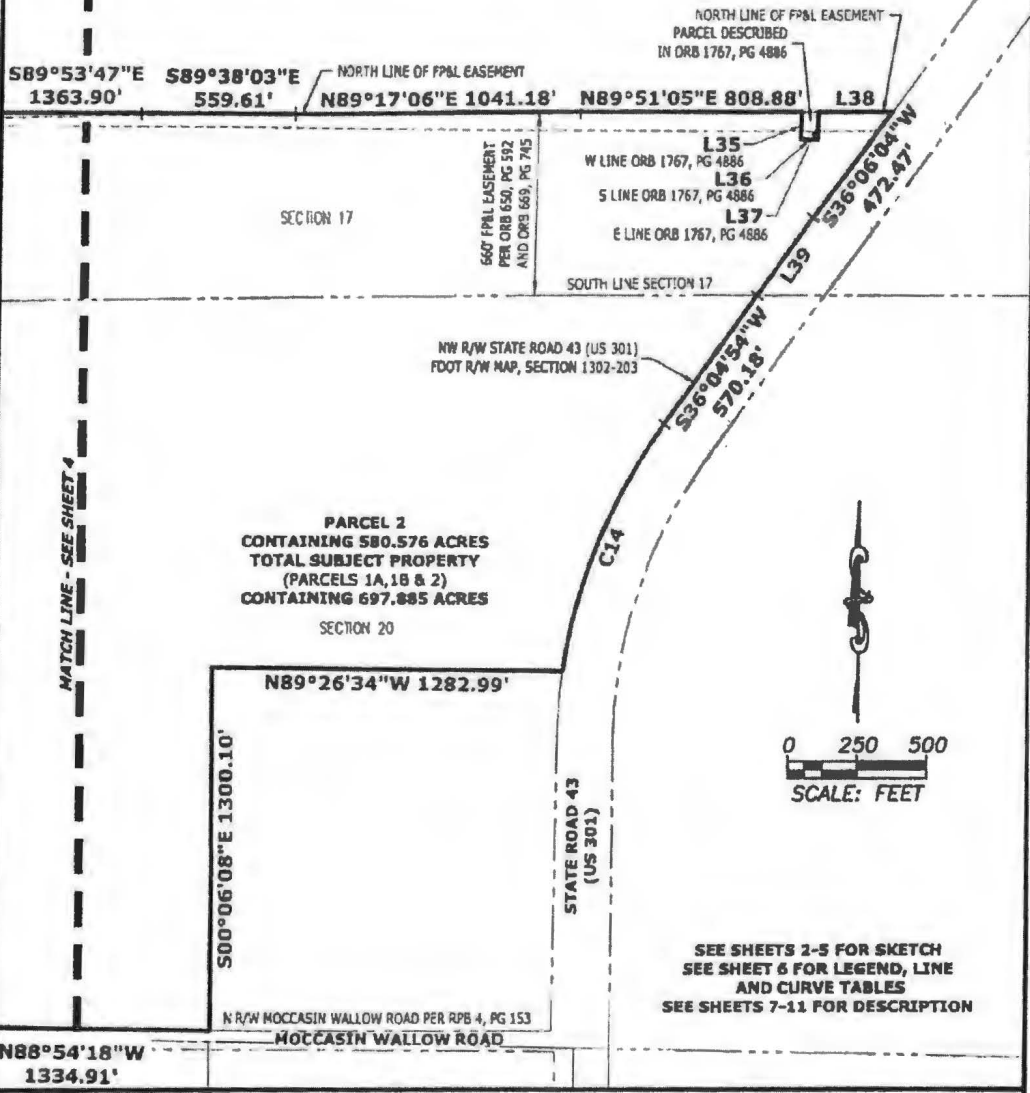
EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

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SEE SHEETS 2-5 FOR SKETCH
 SEE SHEET 6 FOR LEGEND, LINE
 AND CURVE TABLES
 SEE SHEETS 7-11 FOR DESCRIPTION

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EXHIBIT 2B
 EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

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 ENGINEERING ASSOCIATES, INC.

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 L.B. #2610

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	148.63'	740.00'	11°30'27"	N05°52'34"E	148.38'
C2	171.21'	860.00'	11°24'23"	N05°55'35"E	170.93'
C3	249.23'	680.00'	21°00'00"	N10°16'36"W	247.84'
C4	238.04'	1,060.00'	12°52'00"	N77°12'36"W	237.54'
C5	494.62'	940.00'	30°08'55"	N18°34'08"W	488.93'
C6	117.81'	75.00'	90°00'00"	S45°10'19"E	106.07'
C7	251.33'	160.00'	90°00'00"	S45°10'19"E	226.27'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C8	24.84'	325.00'	4°22'46"	S02°01'04"W	24.84'
C9	125.38'	500.00'	14°22'05"	S82°59'17"E	125.06'
C10	158.71'	325.00'	27°58'44"	S89°47'37"E	157.13'
C11	336.42'	1,060.00'	18°11'04"	S24°33'04"E	335.01'
C12	211.09'	940.00'	12°52'00"	S27°12'36"E	210.65'
C13	205.25'	560.00'	21°00'00"	S10°16'36"E	204.10'
C14	971.94'	1,977.86'	28°09'21"	S22°01'42"W	962.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°11'42"W	540.62'
L2	S73°37'35"W	592.08'
L3	N00°07'20"E	359.62'
L4	N00°13'25"E	720.08'
L5	N20°46'36"W	207.01'
L6	N04°08'24"E	114.31'
L7	N00°00'00"W	236.20'
L8	N45°25'31"E	71.23'
L9	N00°48'08"E	46.66'
L10	S89°01'21"E	362.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N89°36'30"E	36.51'
L12	S00°06'45"E	389.94'
L13	S89°07'39"E	258.26'
L14	S81°50'55"E	208.59'
L15	S89°24'38"E	201.49'
L16	S00°05'30"E	673.96'
L17	N89°31'39"W	665.64'
L18	S00°05'31"E	467.39'
L19	S89°59'20"E	60.37'
L20	S00°07'39"W	663.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S89°50'08"W	722.79'
L22	S73°37'35"W	669.14'
L23	N01°01'42"W	694.96'
L24	N00°13'25"E	699.00'
L25	S89°33'39"W	812.90'
L26	S83°59'43"W	201.14'
L27	S76°26'30"W	321.32'
L28	N89°49'41"E	59.12'
L29	S00°10'19"E	91.87'
L30	N89°49'41"E	146.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S75°48'14"E	233.49'
L32	N76°13'01"E	36.72'
L33	S20°46'36"E	207.01'
L34	S00°13'25"W	25.64'
L35	S00°16'21"W	99.28'
L36	S89°43'39"E	60.00'
L37	N00°16'21"E	99.82'
L38	N89°52'24"E	266.21'
L39	S36°04'54"W	345.85'

LEGEND:

- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FP&L = FLORIDA POWER & LIGHT COMPANY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- RPB = ROAD PLAT BOOK

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT



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One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
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LEGAL DESCRIPTION: (BY KING ENGINEERING)

PARCEL 1A

A PARCEL OF LAND LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°11'42" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 540.62 FEET TO THE NORTH RIGHT-OF-WAY OF A FLORIDA POWER & LIGHT COMPANY RAILROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1250, PAGE 737 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 73°37'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 592.08 FEET TO THE EAST RIGHT-OF-WAY OF FORT HAMER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2687, PAGE 1778 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 00°07'20" EAST, A DISTANCE OF 359.62 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) NORTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°30'27", AND A CHORD BEARING AND DISTANCE OF NORTH 05°52'34" EAST 148.38 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (3) NORTHERLY 171.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD BEARING AND DISTANCE OF NORTH 05°55'36" EAST 170.93 FEET; (4) NORTH 00°13'25" EAST, A DISTANCE OF 720.08 FEET TO A POINT ON A CURVE TO THE LEFT; (5) NORTHERLY 249.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'36" WEST 247.84 FEET; (6) NORTH 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE LEFT; (7) NORTHWESTERLY 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'36" WEST 237.54 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (8) NORTHERLY 494.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE OF NORTH 18°34'08" WEST 488.93 FEET; (9) NORTH 04°08'24" EAST, A DISTANCE OF 114.31 FEET; (10) NORTH 00°00'00" WEST, A DISTANCE OF 236.20 FEET; (11) NORTH 45°25'31" EAST, A DISTANCE OF 71.23 FEET; (12) NORTH 00°48'08" EAST, A DISTANCE OF 46.66 FEET TO THE SOUTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 12, PAGE 193 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°11'52" EAST, A DISTANCE OF 1,117.96 FEET; (2) SOUTH 89°01'21" EAST, A DISTANCE OF 362.22 FEET; (3) NORTH 89°36'30" EAST, A DISTANCE OF 36.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°06'45" EAST, ALONG SAID EAST

(CONTINUED ON PAGE 8)

EXHIBIT 2B

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LEGAL DESCRIPTION: (BY KING ENGINEERING)

(CONTINUED FROM PAGE 7)

LINE, A DISTANCE OF 389.94 FEET; THENCE SOUTH 89°07'39" EAST, A DISTANCE OF 258.26 FEET; THENCE SOUTH 81°50'55" EAST, A DISTANCE OF 208.59 FEET; THENCE SOUTH 89°24'38" EAST, A DISTANCE OF 201.49 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE SOUTH 00°05'30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 673.96 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE NORTH 89°31'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 665.64 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 20; THENCE SOUTH 00°05'31" EAST, ALONG SAID WEST LINE, A DISTANCE OF 467.39 FEET; THENCE SOUTH 89°59'20" EAST, A DISTANCE OF 60.37 FEET; THENCE SOUTH 00°07'39" WEST, A DISTANCE OF 663.72 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE SOUTH 89°50'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 722.79 FEET TO THE POINT OF BEGINNING.

PARCEL 1A CONTAINING 89.328 ACRES.

TOGETHER WITH:

PARCEL 1B

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°11'42" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 540.62 FEET TO THE NORTH RIGHT-OF-WAY OF A FLORIDA POWER & LIGHT COMPANY RAILROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1250, PAGE 737 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 73°37'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 669.14 FEET TO THE WEST LINE OF LOT 1, BLOCK 1, UNIT NO. 1 MANATEE RIVER FARMS ACCORDING TO PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 01°01'42" WEST, ALONG SAID WEST LINE, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 694.96 FEET TO A POINT ON THE SOUTH LINE OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°13'25" EAST, A DISTANCE OF 699.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF FORT HAMER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2687, PAGE 1778 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE SOUTH 89°33'39" WEST, A DISTANCE OF 812.90 FEET; THENCE SOUTH 83°59'43" WEST, A DISTANCE OF 201.14 FEET;

(CONTINUED ON PAGE 9)

EXHIBIT 2B

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LEGAL DESCRIPTION: (CONTINUED)

(CONTINUED FROM PAGE 8)

THENCE SOUTH 76°26'30" WEST, A DISTANCE OF 321.32 FEET TO THE EAST LINE OF COPPERSTONE PHASE 1 ACCORDING TO PLAT BOOK 51, PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 00°10'19" WEST, ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, RESPECTIVELY, SAME BEING THE WEST LINE OF LOT 11, BLOCK 4, AND THE WEST LINE OF LOT 6, BLOCK 4, SAID UNIT NO. 1 MANATEE RIVER FARMS, RESPECTIVELY, A DISTANCE OF 1,429.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 117.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°10'19" EAST 106.07 FEET; THENCE NORTH 89°49'41" EAST, A DISTANCE OF 59.12 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 251.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°10'19" EAST 226.27 FEET; THENCE SOUTH 00°10'19" EAST, A DISTANCE OF 91.87 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 24.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 04°22'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°01'04" WEST 24.84 FEET; THENCE NORTH 89°49'41" EAST, A DISTANCE OF 146.81 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 125.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14°22'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°59'17" EAST 125.06 FEET; THENCE SOUTH 75°48'14" EAST, A DISTANCE OF 233.49 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 158.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 27°58'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°47'37" EAST 157.13 FEET; THENCE NORTH 76°13'01" EAST, A DISTANCE OF 36.72 FEET TO AFORESAID WEST RIGHT-OF-WAY OF FORT HAMER ROAD, AND TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTHEASTERLY 336.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 18°11'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°33'04" EAST 335.01 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (2) SOUTHEASTERLY 211.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36" EAST 210.65 FEET; (3) SOUTH 20°46'36" EAST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE RIGHT; (4) SOUTHERLY 205.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°16'36" EAST 204.10 FEET; (5) THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 25.64 FEET TO THE POINT OF BEGINNING.

PARCEL 1B CONTAINING 27.981 ACRES.

(CONTINUED ON PAGE 10)

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB #2610

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

(CONTINUED FROM PAGE 9)

TOGETHER WITH:

PARCEL 2

A TRACT OF LAND LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND AS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED SECTION 18 ALSO BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED SECTION 19; THENCE N.00°08'15"E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 50-FOOT WIDE GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS IN MANATEE COUNTY, FLORIDA (THE FOLLOWING THREE CALLS BEING ALONG SAID NORTH LINE); (1) THENCE N.89°39'04"E., A DISTANCE OF 2.97 FEET; (2) THENCE S.89°30'19"E., A DISTANCE OF 2,402.18 FEET; (3) THENCE S.89°32'06"E., A DISTANCE OF 674.93 FEET; THENCE S.00°51'43"W., A DISTANCE OF 54.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 50-FOOT WIDE GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF SAID PUBLIC RECORDS (THE FOLLOWING FOUR CALLS BEING ALONG SAID NORTH LINE); (1) THENCE S.89°39'17"E., A DISTANCE OF 1,729.20 FEET; (2) THENCE S.89°10'24"E., A DISTANCE OF 187.95 FEET; (3) THENCE S.89°53'47"E., A DISTANCE OF 1,363.90 FEET; (4) THENCE S.89°38'03"E., A DISTANCE OF 559.61 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND BOOK 669, PAGE 745 OF SAID PUBLIC RECORDS (THE FOLLOWING TWO CALLS BEING ALONG THE NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY EASEMENT); (1) THENCE N.89°17'06"E., A DISTANCE OF 1,041.18 FEET; (2) THENCE N.89°51'05"E., A DISTANCE OF 808.88 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF SAID PUBLIC RECORDS (THE FOLLOWING THREE CALLS BEING ALONG THE WEST, SOUTH AND EAST LINES OF SAID PARCEL); (1) THENCE S.00°16'21"W., A DISTANCE OF 99.28 FEET; (2) THENCE S.89°43'39"E., A DISTANCE OF 60.00 FEET; (3) THENCE N.00°16'21"E., A DISTANCE OF 99.82 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE N.89°52'24"E., ALONG SAID NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY EASEMENT, A DISTANCE OF 266.21 FEET TO A POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203 (THE FOLLOWING FOUR CALLS

(CONTINUED ON PAGE 11)

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR FIELDSTONE COMMUNITY DEVELOPMENT DISTRICT

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB #2610

Sheet 10 of 11

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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 22, 2019

Honorable Angelina Coloneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Vicki Tessmer

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance 19-23, which was filed in this office on May 22, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

From: ords@municode.com
To: [Vicki Tessmer](mailto:Vicki_Tessmer); tammy.larsen@mymanatee.org
Subject: Manatee County, FL Code of Ordinances - 1981 (10428) Supplement 108
Date: Saturday, June 1, 2019 12:01:59 PM
Attachments: [ATT00001.bin](#)
[ATT00002.bin](#)

****THIS IS AN AUTOMATICALLY GENERATED EMAIL****

Below, you will find the material that we have received/recorded to your account. This material is being considered for inclusion in your next/current update, Supplement 108

GOOD AFTERNOON, PLEASE PROVIDE THE MISSING ADOPTION DATES FOR THE ORDINANCES LISTED BELOW. THANK YOU

Document	Adopted Date	Recorded	Recorded Format
Ordinance No. 19-23	5/21/2019	6/1/2019	Word
Ordinance No. 19-26		6/1/2019	Word
Ordinance No. 19-28		6/1/2019	Word
Ordinance No. 19-30	5/21/2019	6/1/2019	Word



Update the internet version of your Code more often than a printed supplement. We can update the Internet quarterly, monthly, even weekly.



We can post newly enacted ordinances in the online Code after each meeting.