

SALTMEADOWS

**COMMUNITY DEVELOPMENT
DISTRICT**

April 21, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Saltmeadows Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 14, 2025

Board of Supervisors
Saltmeadows Community Development District

Dear Board Members:

The Board of Supervisors of the Saltmeadows Community Development District will hold a Regular Meeting on April 21, 2025 at 12:00 p.m., at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, Sarasota, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Tyler Woody [Seat 5] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office
4. Consideration of Resolution 2025-10, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2025-11, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
6. Consideration of Resolution 2025-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
7. Consideration of Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
8. Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

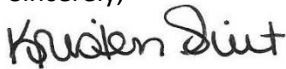
9. Ratification of Acquisition of Phases 2A & 2B Improvements
10. Acceptance of Unaudited Financial Statements as of February 28, 2025
11. Approval of Meeting Minutes
 - A. November 5, 2024 Landowners' Meeting
 - B. February 18, 2025 Special Meeting
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Petition for Traffic Safety
 - B. District Engineer: *ZNS Engineering*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 19, 2025 at 12:00 PM
 - QUORUM CHECK

SEAT 1	AIMEE GREENWOOD	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	AMBER SWEENEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MARTHA SCHIFFER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MEGAN GERMINO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	TYLER WOODY	☐ IN PERSON	☐ PHONE	☐ NO

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, the Saltmeadows Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors desires to elect and remove certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective April 21, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 21, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**District**”) of the Saltmeadows Community Development District (“**Board**”), prior to June 15, 2025, the proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	_____
HOUR:	12:00 p.m.
LOCATION:	Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area 8305 Tourist Center Drive Sarasota, Florida 34201

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Assigned fund balance - Future Repair & Replacement	5
Debt Service Fund Budget - Series 2022	6
Amortization Schedule - Series 2022	7 - 8
Assessment Summary	9

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 459,060				\$ 459,060
Allowable discounts (4%)	(18,362)				(18,362)
Assessment levy: on-roll - net	440,698	\$459,368	\$ -	\$ 459,368	440,698
Assessment levy: off-roll	111,027	59,482	51,545	111,027	111,894
Landowner contribution	333,399	19,645	573,407	593,052	332,532
Total revenues	885,124	538,495	624,952	1,163,447	885,124
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	-	646	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	3,931	21,069	25,000	25,000
Engineering	15,000	85	14,915	15,000	14,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	2,000	2,000	-	2,000	2,000
Trustee	5,500	4,246	1,254	5,500	5,500
Telephone	200	83	117	200	200
Postage	250	134	116	250	250
Printing & binding	500	208	292	500	500
Legal advertising	1,500	451	1,049	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,564	236	5,800	5,800
Meeting room rental	1,650	244	1,406	1,650	1,650
Contingencies/bank charges	750	617	133	750	751
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property tax	420	-	420	420	420
Tax collector	13,772	13,759	13	13,772	13,772
Total professional & administrative	128,432	52,560	76,518	129,078	129,833
Field operations					
Property management	40,392	13,464	26,928	40,392	40,392
Property insurance	30,000	4,644	25,356	30,000	30,000
Landscape maintenance	250,000	40,000	210,000	250,000	250,000
Landscape replacment/extras	20,000	6,500	13,500	20,000	20,000
Irrigation repair	5,000	780	4,220	5,000	5,000
Pond maintenance	15,700	5,925	9,775	15,700	23,700
Wetland monitoring	3,390	3,390	-	3,390	10,065
Annual exotic plant removal	5,000	-	5,000	5,000	5,000
Lights, signs & fences	5,000	-	5,000	5,000	-
Pressure washing	25,000	-	25,000	25,000	25,000

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Streets & sidewalks	2,500	-	2,500	2,500	-
Misc. repairs and replacements	10,000	29,645	-	29,645	20,000
Holiday lights	5,000	4,160	840	5,000	5,000
O&M accounting	6,000	-	6,000	6,000	6,000
Utilities			-	-	
Electricity	18,000	108	17,892	18,000	18,000
Water (reclaimed)	75,000	-	75,000	75,000	75,000
Streetlights	47,000	10,507	36,493	47,000	47,000
Amenities			-	-	
Pool maintenance	8,000	-	8,000	8,000	11,700
Amenity center R&M	3,500	-	3,500	3,500	3,500
Court maintenance	10,000	-	10,000	10,000	2,500
Tot lot maintenance	5,000	-	5,000	5,000	2,500
Janitorial	30,000	-	30,000	30,000	28,860
Access control/monitoring	20,000	338	19,662	20,000	15,636
Gym equipment lease	25,000		25,000	25,000	23,500
Gym equipment repairs	2,500	-	2,500	2,500	2,500
Potable water	1,500	-	1,500	1,500	1,500
Telephone - pool/clubhouse	1,200	-	1,200	1,200	1,200
Electricity - amenity	5,000	-	5,000	5,000	5,000
Internet	2,000	-	2,000	2,000	2,000
Alarm monitoring	7,000	-	7,000	7,000	7,000
Contingencies	20,610		20,610	20,610	14,915
Total field operations	704,292	119,461	604,476	723,937	702,468
Total expenditures	832,724	172,021	680,994	853,015	832,301
Excess/(deficiency) of revenues over/(under) expenditures	52,400	366,474	(56,042)	310,432	52,823
Fund balance - beginning (unaudited)	258,382	259,963	626,437	259,963	570,395
Fund balance - ending (projected)					
Assigned					
Future repair & replacement*	52,400	52,400	52,400	52,400	104,800
Unassigned	258,382	574,037	517,995	517,995	518,418
Fund balance - ending	<u>\$ 310,782</u>	<u>\$ 626,437</u>	<u>\$ 570,395</u>	<u>\$ 570,395</u>	<u>\$ 623,218</u>

*See schedule on page 5

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	14,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	2,000
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Meeting room rental	1,650
Contingencies/bank charges	751
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser	420
Tax collector	13,772

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Property management	40,392
Property insurance	30,000
Landscape maintenance	250,000
Landscape replacment/extras	20,000
Irrigation repair	5,000
Pond maintenance	23,700
Wetland monitoring	10,065
Annual exotic plant removal	5,000
Pressure washing	25,000
Misc. repairs and replacements	20,000
Holiday lights	5,000
O&M accounting	6,000
Utilities	
Electricity	18,000
Water (reclaimed)	75,000
Streetlights	47,000
Amenities	
Pool maintenance	11,700
Amenity center R&M	3,500
Court maintenance	2,500
Tot lot maintenance	2,500
Janitorial	28,860
Access control/monitoring	15,636
Gym equipment lease	23,500
Gym equipment repairs	2,500
Potable water	1,500
Telephone - pool/clubhouse	1,200
Electricity - amenity	5,000
Internet	2,000
Alarm monitoring	7,000
Contingencies	14,915
Total expenditures	<u><u>\$832,301</u></u>

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSIGNED FUND BALANCE
FUTURE REPAIR & REPLACEMENT
FISCAL YEAR 2026**

Saltmeadows CDD

Build-out analysis based on 561 units

COMPONENT	Est. Useful Life (in years)	Unit of Measure	Unit Cost	Quantity	TOTAL COST	Est. remaining useful life (in years)	Est. replacement cost	Est. fund balance	To be funded	Required funding
Signs, Walls & Fences - Repair Allowance	10	Allowance	\$ 25,000.00	1	\$ 25,000.00	10	\$ 25,000.00	0	\$ 25,000.00	\$ 2,500.00
Gate Access Control	20	Each	\$ 10,000.00	3	\$ 30,000.00	20	\$ 30,000.00	0	\$ 30,000.00	\$ 1,500.00
Mail Kiosk	10	Each	\$ 2,075.00	20	\$ 41,500.00	10	\$ 41,500.00	0	\$ 41,500.00	\$ 4,150.00
Tot Lot	20	Each	\$ 50,000.00	1	\$ 50,000.00	20	\$ 50,000.00	0	\$ 50,000.00	\$ 2,500.00
Sports Courts	10	Each	\$ 5,000.00	4	\$ 20,000.00	10	\$ 20,000.00	0	\$ 20,000.00	\$ 2,000.00
Paving	25	SY	\$ 10.00	65000	\$ 650,000.00	25	\$ 650,000.00	0	\$ 650,000.00	\$ 26,000.00
Pool Resurfacing	8	Each	\$ 15,000.00	2	\$ 30,000.00	8	\$ 30,000.00	0	\$ 30,000.00	\$ 3,750.00
Clubhouse Roofing	15	Each	\$ 30,000.00	2	\$ 60,000.00	15	\$ 60,000.00	0	\$ 60,000.00	\$ 4,000.00
Clubhouse Paint	5	Each	\$ 10,000.00	2	\$ 20,000.00	5	\$ 20,000.00	0	\$ 20,000.00	\$ 4,000.00
Clubhouse Interior Renovation	10	Allowance	\$ 10,000.00	2	\$ 20,000.00	10	\$ 20,000.00	0	\$ 20,000.00	\$ 2,000.00
						TOTALS	\$ 946,500.00	\$0	\$946,500	\$ 52,400.00

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 410,172				\$ 410,172
Allowable discounts (4%)	(16,407)				(16,407)
Assessment levy: net	393,765	\$ 416,119	\$ -	\$ 416,119	393,765
Special assessment: off-roll	34,399	-	18,054	18,054	34,399
Assessment prepayments	-	16,345	-	16,345	-
Interest and miscellaneous	-	22,361	-	22,361	-
Total revenues	428,164	454,825	18,054	472,879	428,164
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	95,000
Interest	320,625	160,313	160,312	320,625	316,463
Total debt service	410,625	160,313	250,312	410,625	411,463
Other fees & charges					
Tax collector	12,305	12,464	-	12,464	12,305
Total other fees & charges	12,305	12,464	-	12,464	12,305
Total expenditures	422,930	172,777	250,312	423,089	423,768
Excess/(deficiency) of revenues over/(under) expenditures	5,234	282,048	(232,258)	49,790	4,396
Fund balance:					
Beginning fund balance (unaudited)	386,081	404,105	686,153	404,105	453,895
Ending fund balance (projected)	\$ 391,315	\$ 686,153	\$ 453,895	\$ 453,895	458,291
Use of fund balance:					
Debt service reserve account balance (required)					(206,725)
Principal and Interest expense - November 1, 2026					(156,034)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 95,532

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			158,231.25	158,231.25	5,915,000.00
05/01/26	95,000.00	4.625%	158,231.25	253,231.25	5,820,000.00
11/01/26			156,034.38	156,034.38	5,820,000.00
05/01/27	100,000.00	4.625%	156,034.38	256,034.38	5,720,000.00
11/01/27			153,721.88	153,721.88	5,720,000.00
05/01/28	105,000.00	4.625%	153,721.88	258,721.88	5,615,000.00
11/01/28			151,293.75	151,293.75	5,615,000.00
05/01/29	110,000.00	4.625%	151,293.75	261,293.75	5,505,000.00
11/01/29			148,750.00	148,750.00	5,505,000.00
05/01/30	115,000.00	5.250%	148,750.00	263,750.00	5,390,000.00
11/01/30			145,731.25	145,731.25	5,390,000.00
05/01/31	125,000.00	5.250%	145,731.25	270,731.25	5,265,000.00
11/01/31			142,450.00	142,450.00	5,265,000.00
05/01/32	130,000.00	5.250%	142,450.00	272,450.00	5,135,000.00
11/01/32			139,037.50	139,037.50	5,135,000.00
05/01/33	135,000.00	5.250%	139,037.50	274,037.50	5,000,000.00
11/01/33			135,493.75	135,493.75	5,000,000.00
05/01/34	145,000.00	5.250%	135,493.75	280,493.75	4,855,000.00
11/01/34			131,687.50	131,687.50	4,855,000.00
05/01/35	150,000.00	5.250%	131,687.50	281,687.50	4,705,000.00
11/01/35			127,750.00	127,750.00	4,705,000.00
05/01/36	160,000.00	5.250%	127,750.00	287,750.00	4,545,000.00
11/01/36			123,550.00	123,550.00	4,545,000.00
05/01/37	170,000.00	5.250%	123,550.00	293,550.00	4,375,000.00
11/01/37			119,087.50	119,087.50	4,375,000.00
05/01/38	175,000.00	5.250%	119,087.50	294,087.50	4,200,000.00
11/01/38			114,493.75	114,493.75	4,200,000.00
05/01/39	185,000.00	5.250%	114,493.75	299,493.75	4,015,000.00
11/01/39			109,637.50	109,637.50	4,015,000.00
05/01/40	195,000.00	5.250%	109,637.50	304,637.50	3,820,000.00
11/01/40			104,518.75	104,518.75	3,820,000.00
05/01/41	205,000.00	5.250%	104,518.75	309,518.75	3,615,000.00
11/01/41			99,137.50	99,137.50	3,615,000.00
05/01/42	220,000.00	5.250%	99,137.50	319,137.50	3,395,000.00
11/01/42			93,362.50	93,362.50	3,395,000.00
05/01/43	230,000.00	5.500%	93,362.50	323,362.50	3,165,000.00
11/01/43			87,037.50	87,037.50	3,165,000.00
05/01/44	245,000.00	5.500%	87,037.50	332,037.50	2,920,000.00
11/01/44			80,300.00	80,300.00	2,920,000.00
05/01/45	260,000.00	5.500%	80,300.00	340,300.00	2,660,000.00
11/01/45			73,150.00	73,150.00	2,660,000.00
05/01/46	270,000.00	5.500%	73,150.00	343,150.00	2,390,000.00
11/01/46			65,725.00	65,725.00	2,390,000.00
05/01/47	285,000.00	5.500%	65,725.00	350,725.00	2,105,000.00

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			57,887.50	57,887.50	2,105,000.00
05/01/48	305,000.00	5.500%	57,887.50	362,887.50	1,800,000.00
11/01/48			49,500.00	49,500.00	1,800,000.00
05/01/49	320,000.00	5.500%	49,500.00	369,500.00	1,480,000.00
11/01/49			40,700.00	40,700.00	1,480,000.00
05/01/50	340,000.00	5.500%	40,700.00	380,700.00	1,140,000.00
11/01/50			31,350.00	31,350.00	1,140,000.00
05/01/51	360,000.00	5.500%	31,350.00	391,350.00	780,000.00
11/01/51			21,450.00	21,450.00	780,000.00
05/01/52	380,000.00	5.500%	21,450.00	401,450.00	400,000.00
11/01/52			11,000.00	11,000.00	400,000.00
05/01/53	400,000.00	5.500%	11,000.00	411,000.00	-
Total	5,915,000.00		5,744,137.52	11,659,137.52	

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Phase 1 On-Roll Assessments

Series 2022

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 41'	121	\$ 1,669.31	\$ 1,228.52	\$ 2,897.83	\$ 2,897.83
SF 51'	69	1,669.31	1,535.65	3,204.96	3,204.96
SF 56'	7	1,669.31	1,689.21	3,358.52	3,358.52
SF 61'	78	1,669.31	1,842.78	3,512.09	3,512.09
Total	275				

Phase 2 On-Roll Assessments

Series 2022

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 41'	-	\$ 1,669.31	\$ 1,228.52	\$ 2,897.83	\$ 2,897.83
SF 51'	2	1,669.31	1,535.65	3,204.96	3,204.96
SF 56'	-	1,669.31	1,689.21	3,358.52	3,358.52
SF 61'	17	1,669.31	1,842.78	3,512.09	3,512.09
Total	19				

Phase 2 Off-Roll Assessments

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 41'	151	\$ 300.29	\$ -	\$ 300.29	\$ 297.04
SF 51'	116	300.29	-	300.29	297.04
SF 56'	-	300.29	-	300.29	297.04
SF 61'	-	300.29	-	300.29	297.04
Total	267				

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Saltmeadows Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area 8305 Tourist Center Dr, Sarasota, Florida 34201</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2025	Regular Meeting	12:00 PM
November 17, 2025	Regular Meeting	12:00 PM
December 15, 2025	Regular Meeting	12:00 PM
January __, 2026*	Regular Meeting	12:00 PM
February __, 2026*	Regular Meeting	12:00 PM
March 16, 2026	Regular Meeting	12:00 PM
April 20, 2026	Regular Meeting	12:00 PM
May 18, 2026	Regular Meeting	12:00 PM
June 15, 2026	Regular Meeting	12:00 PM
July 20, 2026	Regular Meeting	12:00 PM
August 17, 2026	Regular Meeting	12:00 PM
September 21, 2026	Regular Meeting	12:00 PM

***Exceptions**

The January meeting date is on the Martin Luther King Day holiday.

The February meeting date is on the Presidents' Day holiday.

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Saltmeadows Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT THAT:

1. RECITALS. The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.

2. APPROVAL OF AGREEMENT. The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section E of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
COMMUNITY COLLEGE,
STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: 04/21/2025

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-06

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Saltmeadows Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Manatee County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**SALTMEADOWS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS**

March 5, 2025

Saltmeadows Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Saltmeadows Phases IIA & IIB Improvements

Dear Craig,

Pursuant to the *Acquisition Agreement*, dated July 7, 2022 ("**Acquisition Agreement**"), by and between the Saltmeadows Community Development District ("**District**") and Meritage Homes of Florida, Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements. Further, if applicable, the Developer agrees to post any bonds or other forms of security, provide any warranties, and otherwise take all steps reasonably necessary to effect the transfer of the Improvements to a local general purpose government.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Name: MARTHA SCHIFFER
Title: CDD CHAIR

Sincerely,

MERITAGE HOMES OF FLORIDA, INC.

[SIGNATURE ON FOLLOWING PAGE]

Name: _____
Title: _____

March 5, 2025

Saltmeadows Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Saltmeadows Phases IIA & IIB Improvements

Dear Craig,

Pursuant to the *Acquisition Agreement*, dated July 7, 2022 ("**Acquisition Agreement**"), by and between the Saltmeadows Community Development District ("**District**") and Meritage Homes of Florida, Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements. Further, if applicable, the Developer agrees to post any bonds or other forms of security, provide any warranties, and otherwise take all steps reasonably necessary to effect the transfer of the Improvements to a local general purpose government.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**SALTMEADOWS COMMUNITY
DEVELOPMENT DISTRICT**
[SIGNATURE ON PRIOR PAGE]

Name: _____
Title: _____

Sincerely,
MERITAGE HOMES OF FLORIDA, INC.

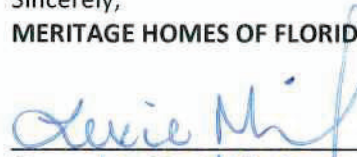

Name: Lexie McIntyre
Title: Division Vice President

EXHIBIT A
Description of Saltmeadows Phases IIA & IIB Improvements

Phase IIA Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Stormwater Retention Areas, Lake Maintenance Easements, Public Flowage Easements, Landscape Buffers, Manatee County Maintenance and Access Easement and Manatee County Flowage Easement), Tracts 300, 301, 302 and 303 (Wetland and Wetland Buffers), and any and all "Drainage Easements," and "Public Flowage Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, and any "Public Utility Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIB Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Landscape Buffers, Lake Maintenance Easements, Manatee County Maintenance and Access Easement), Tracts 300 and 301 (Wetland and Wetland Buffers), and any and all "Public Drainage Easement," "Public Utility Easement," and "Drainage Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), and any "Public Utility Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Earthwork	\$67,292.00	\$56,978.60	\$7,104.00	\$3,209.40
Roadways	\$1,215,886.65	\$1,121,759.22	\$13,887.50	\$80,239.93
2A 2 nd Lift	\$243,990.28	\$231,577.76	\$0.00	\$12,412.50
2B 2 nd Lift	\$212,245.61	\$178,742.02	\$13,643.36	\$19,860.23
Stormwater	\$381,841.91	\$357,713.31	\$0.00	\$24,128.60
2B Storm Plan Changes	\$17,000.00	\$15,300.00	\$0.00	\$1,700.00
Sewer	\$832,210.01	\$785,740.34	\$2,246.13	\$44,223.54
Sewer Plan Changes	\$42,450.00	\$38,205.00	\$0.00	\$4,245.00
Water	\$682,734.43	\$640,716.67	\$2,450.00	\$39,567.76
2B Water Plan Changes	\$12,150.00	\$10,935.00	\$0.00	\$1,215.00
Reclaimed Water	\$480,154.28	\$451,587.84	\$150.00	\$28,416.44
TOTAL:	\$4,187,955.17	\$3,889,255.76	\$39,480.99	\$259,218.40

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED SALTMEADOWS-PHASE IIB TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SAID STREETS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER, AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT FOR EMERGENCY, LAW ENFORCEMENT, MAIL DELIVERY AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - PUBLIC RIGHT OF WAY OVER ALL STREETS SHOWN ON THIS PLAT (TRACT 100)
 - NON-EXCLUSIVE EASEMENT OVER ALL "DRAINAGE EASEMENTS" SHOWN ON THIS PLAT AND ALL EASEMENTS DESIGNATED AS "MANATEE COUNTY" SHOWN ON THIS PLAT.
- TO SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190 FLORIDA STATUTES, BY MANATEE COUNTY:
 - TRACTS 200 THROUGH 206: OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - TRACTS 300 THROUGH 301: WETLAND AND WETLAND BUFFERS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - TRACT 400: PASSIVE PARK. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS OVER ALL DRAINAGE EASEMENTS AND ALL RIGHT-OF-WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH AREAS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAY IMPROVEMENTS AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STREET LIGHT IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STREET LIGHT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHERE OF, THE CORPORATION, HAS CAUSED THE CERTIFICATE TO BE EXECUTED THIS _____ DAY OF _____, 2024.

BY: MERITAGE HOMES OF FLORIDA, INC.

BY: _____
STEVE HARDING, DIVISION PRESIDENT

WITNESSES:

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

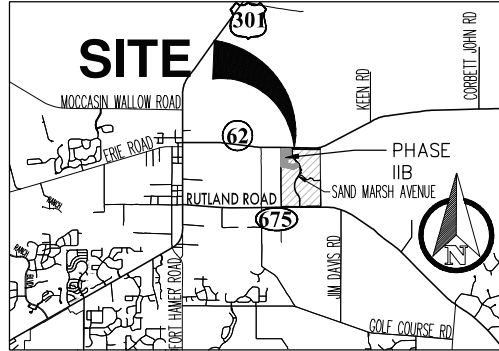
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "()" PHYSICAL PRESENCE OR "()" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 2024, BY STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID COMPANY THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION ID INDICATED.

NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____ (STAMP)

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE _____ DAY OF _____, 20____.

ATTEST:

ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FROM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLAT, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

THIS THE _____ DAY OF _____, 2024.

CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY COUNTY
SURVEYOR AND MAPPER

STATE OF FLORIDA)
SS)
COUNTY OF MANATEE)

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1 AND SECTION 332 AND 335 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BRIAN T. BELLINO, P.S.M.
MANATEE COUNTY SURVEYOR-DIVISION MANAGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4973

DATE: _____

NOTES:

INSTRUMENT NO: _____

- BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON THE THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 19 EAST HAVING A GRID BEARING OF N00°25'42"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD83 2001 ADJUSTMENT. THE COORDINATES FOR NGS E565 (PID DE9099) AND THE NORTHEAST CORNER OF SECTION 28 (CCR 110756) WERE USED TO VALIDATE THE PROJECT.
- PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A GPS SURVEYING TECHNIQUE IN REAL TIME KINEMATIC MODE WITH CORRECTIONS PROVIDED BY THE FLORIDA PERMANENT REFERENCE NETWORK SITE "TO STROOP" REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR WAS IN EFFECT
- THE PROPERTY LIES WITHIN FLOOD ZONES "X" & "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12081C0184F REVISED 08/10/2021.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SALTMEADOWS HOME OWNER ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 11096012 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- NOTICE OF THE ESTABLISHMENT OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202241078920 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- FINAL CONVEYANCE OF ANY PUBLIC ROADWAY (IF ANY) AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT.
- ALL LOT LINES SHOWN HEREON THAT INTERSECT A CURVE ARE RADIAL UNLESS OTHERWISE INDICATED.
- TOTAL ACREAGE OF SUBDIVISION CONTAINS 21.72 ACRES, MORE/LESS.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE CERTIFICATION DATED APRIL 23, 2024 BY FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATE OF ACCEPTANCE

I, _____ AS CHAIRMAN, ON BEHALF OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DO HEREBY ACCEPT ALL DEDICATIONS TO THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT AS SHOWN HEREON.

BY: SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
_____, AS CHAIRMAN

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "()" PHYSICAL PRESENCE OR "()" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ON BEHALF OF SAID DISTRICT THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____ (STAMP)

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, BENCHMARKS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: _____

SIGNATURE: "FOR CONFORMITY REVIEW"

JEFFREY E KISTNER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 7125
CERTIFICATE OF AUTHORIZATION # LB6982

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SHEET INDEX MAP

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE N88°39'20"W, ALONG THE NORTH LINE OF SAID SECTION 28, 614.87 FEET; THENCE S01°20'40"W, PERPENDICULAR TO SAID NORTH LINE, 139.52 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IA, AS RECORDED IN PLAT BOOK 76, PAGE 109, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF SALTMEADOWS, PHASE IA THE FOLLOWING COURSES: S00°53'45"W, 162.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 05°24'52"; ALONG THE ARC OF SAID CURVE 72.48 FEET; S07°33'39"W, 37.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N83°07'38"E, 775.00 FEET AND HAVING A CENTRAL ANGLE OF 14°10'57"; ALONG THE ARC OF SAID CURVE, 191.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S24°03'57"W, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 42°49'00"; ALONG THE ARC OF SAID CURVE, 26.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 07°34'05"; ALONG THE ARC OF SAID CURVE 101.31 FEET; S71°53'00"W, 80.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET AND A CENTRAL ANGLE OF 19°02'20"; ALONG THE ARC OF SAID CURVE 102.01 FEET; N89°04'40"W, 114.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'51"; ALONG THE ARC OF SAID CURVE 54.99 FEET; S00°54'28"W, 121.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 457.00 FEET AND A CENTRAL ANGLE OF 10°30'56"; ALONG THE ARC OF SAID CURVE 83.83 FEET; S11°25'04"W, 45.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; ALONG THE ARC OF SAID CURVE 54.98 FEET; S78°34'56"E, 344.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 73.44 FEET; N56°10'27"E, 135.81 FEET; N53°30'56"E, 50.09 FEET; S40°59'44"E, 75.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 679.00 FEET AND A CENTRAL ANGLE OF 01°49'26"; ALONG THE ARC OF SAID CURVE 21.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 95°20'45"; ALONG THE ARC OF SAID CURVE, 58.24 FEET; S48°17'06"E, 51.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S33°49'33"E, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 95°15'21"; ALONG THE ARC OF SAID CURVE, 58.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 06°52'30"; ALONG THE ARC OF SAID CURVE, 82.79 FEET; TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IB & IC, RECORDED IN PLAT BOOK 77, PAGE 194, OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: S56°10'27"W, 196.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 311.91 FEET; N78°34'56"W, 722.72 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT 200 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE N58°30'02"W, ALONG SAID NORTHERLY LINE, 52.96 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 28; THENCE, N00°16'03"W, ALONG SAID WEST LINE, 1,169.25 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 502 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: S89°04'40"E, 662.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°58'26"; ALONG THE ARC OF SAID CURVE 54.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 945,920 SQUARE FEET OR 21.72 ACRES, MORE OR LESS.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS TO MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, THE "COMPANY", ITS SUCCESSORS OR ASSIGNS FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. THESE EASEMENT ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND ALONG ALL TRACTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES, FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY FOR CABLE T.V. IS INCLUDED.

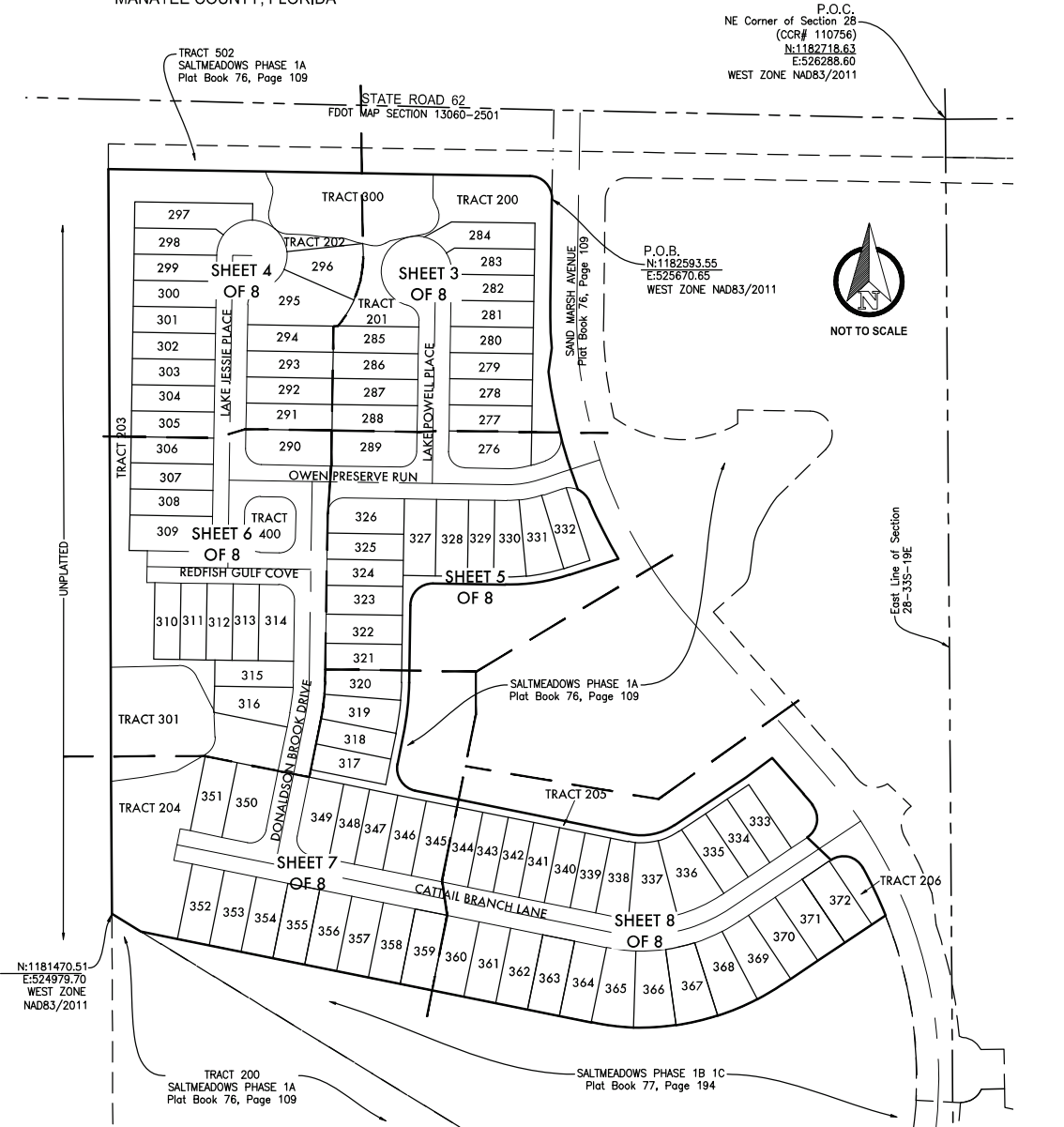
TRACT DESIGNATION

TRACT 100:	PUBLIC RIGHT-OF-WAY
TRACTS 200-206:	OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT
TRACTS 300-301:	WETLAND AND WETLAND BUFFERS
TRACT 400:	PASSIVE PARK

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8



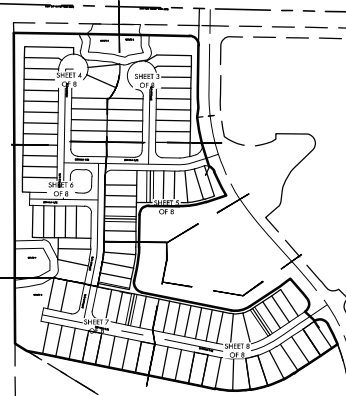
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

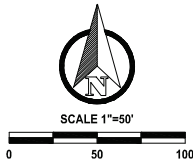
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8



KEY MAP
NOT TO SCALE

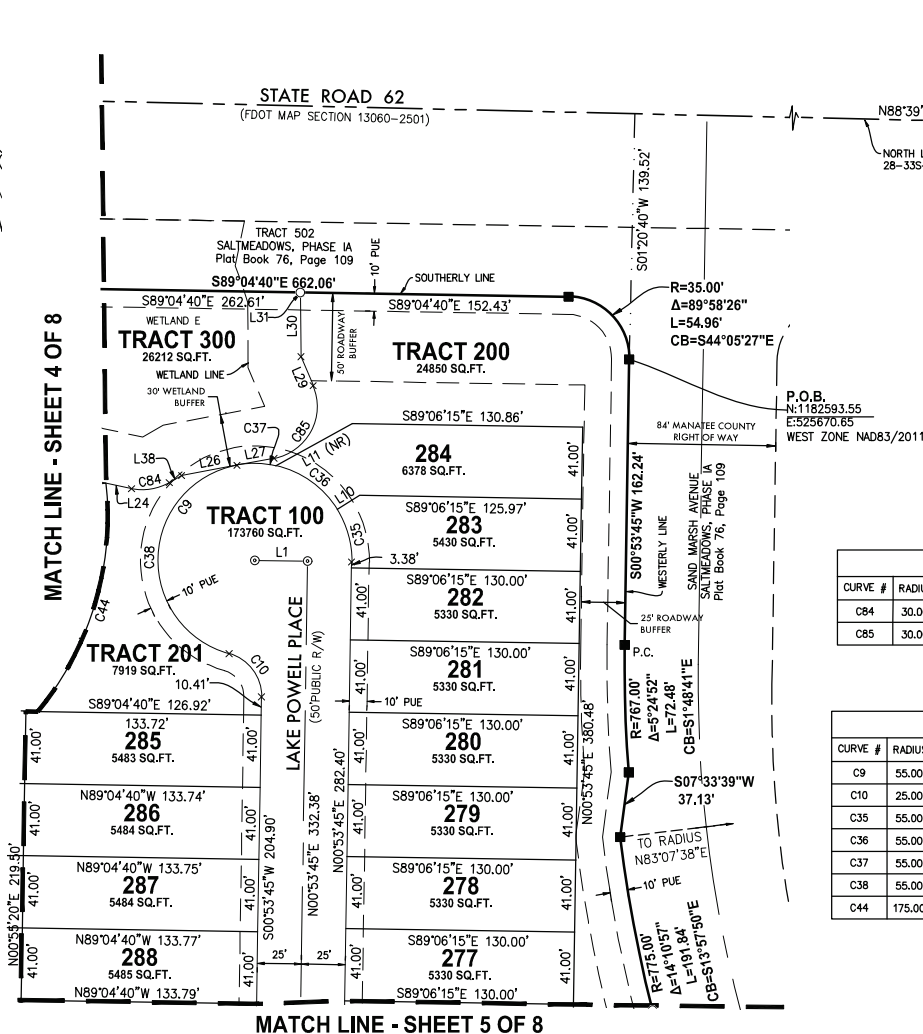


LEGEND:

- NAIL AND DISK SET (P.C.P. # LB6982)
- NAIL AND DISK FOUND (AS NOTED)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (# LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- POINT OF BEGINNING
- P.O.B.
- POINT OF COMMENCEMENT
- P.C.
- POINT OF CURVATURE
- P.C.C.
- POINT OF COMPOUND CURVE
- P.R.C.
- POINT OF REVERSE CURVE
- FDOT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- COR
- CERTIFIED CORNER REFERENCE
- LB
- LICENSED BUSINESS
- LS
- LICENSED SURVEYOR
- R/W
- RIGHT OF WAY
- O.R.B.
- OFFICIAL RECORD BOOK
- PG.
- PAGE
- DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ
- CENTRAL ANGLE
- R
- RADIUS
- L
- ARC LENGTH
- CB
- CHORD BEARING
- (NR)
- NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



P.O.C.
NE Corner of Section 28
(CCR# 110756)
N:1182718.63
E:526288.60
WEST ZONE NAD83/2011

N88°39'20\"W 614.87'
NORTH LINE OF SECTION
28-33S-19E

R=35.00'
Δ=89°58'26\"
L=54.96'
CB=S44°05'27\"E

P.O.B.
N:1182593.55
E:525670.65
WEST ZONE NAD83/2011

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C84	30.00'	42°30'49\"	22.3'	S80°58'51\"W
C85	30.00'	102°22'30\"	53.6'	S28°14'21\"W

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°06'15\"E	30.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C9	55.00'	255°31'21\"	245.28'	S53°08'05\"W
C10	25.00'	75°31'21\"	32.95'	N36°51'55\"W
C35	55.00'	32°30'17\"	31.20'	N15°21'23\"W
C36	55.00'	45°50'30\"	44.00'	N54°31'46\"W
C37	55.00'	23°07'21\"	22.20'	N89°00'41\"W
C38	55.00'	154°03'10\"	147.88'	S02°23'59\"W
C44	175.00'	45°31'11\"	139.03'	N16°36'56\"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L24	N77°45'45\"W	14.9'
L26	S79°25'36\"W	32.0'
L27	S79°25'36\"W	21.5'
L29	S22°56'54\"E	17.9'
L30	S00°15'58\"E	36.1'
L31	S18°53'59\"E	0.5'
L38	S59°43'27\"W	8.1'

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L10	N58°23'29\"E	15.00'
L11	S60°59'33\"W	49.64'

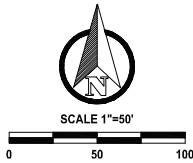
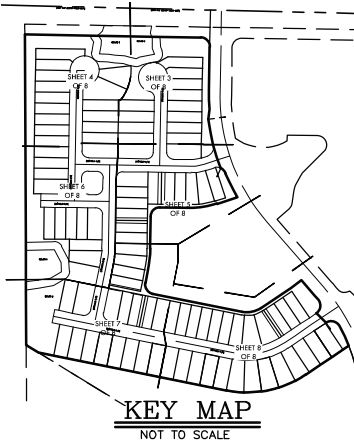
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8

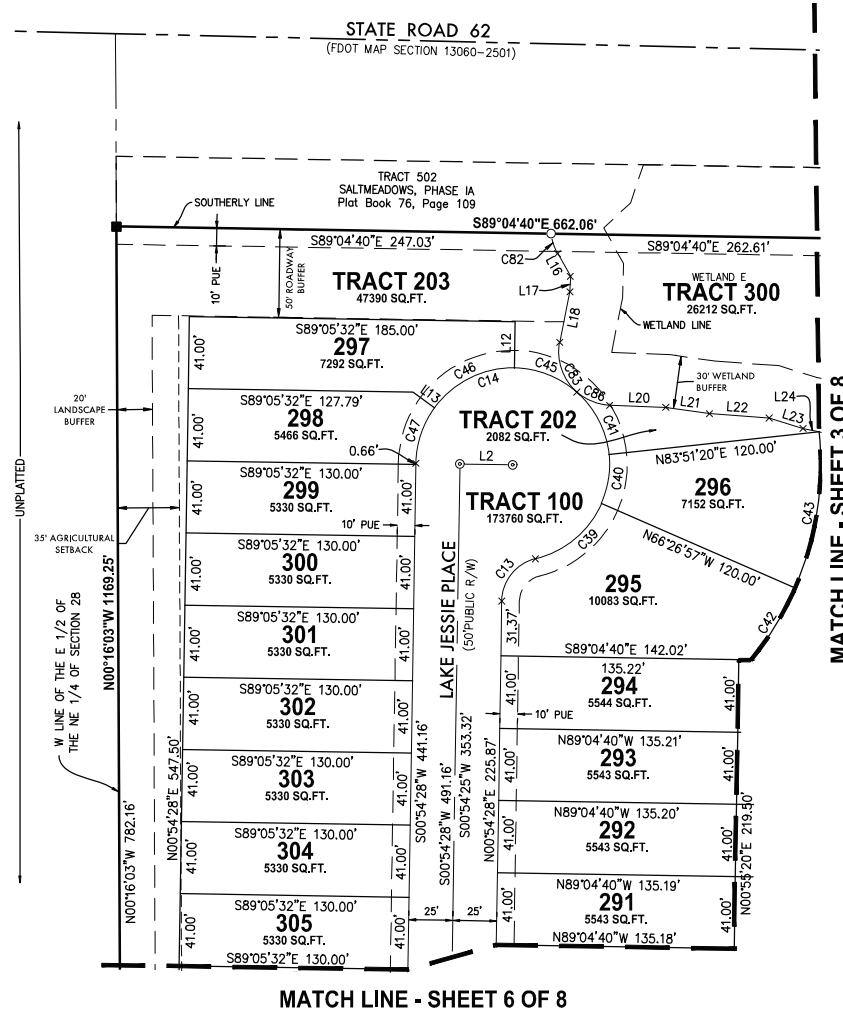


LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- CDR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- P.G. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L2	N89°05'32"W	30.00'

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N29°13'52"W	14.8'
L17	N01°44'51"E	8.6'
L18	N11°16'58"E	29.2'
L20	N87°55'27"W	31.9'
L21	N81°43'18"W	25.1'
L22	N85°55'04"W	34.0'
L23	N72°52'47"W	20.2'
L24	N77°45'45"W	9.2'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C82	30.00'	23°00'53"	12.1'	N17°43'26"W
C83	30.00'	59°55'26"	31.4'	N18°40'45"W
C86	30.00'	39°16'58"	20.6'	N6°16'58"W

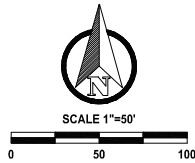
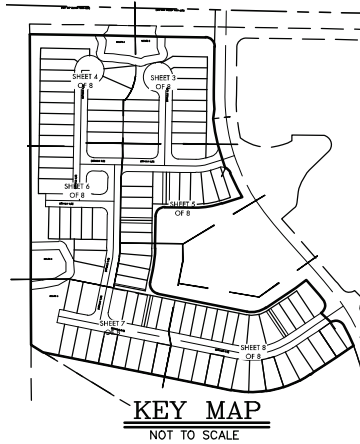
PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L12	N00°54'28"E	26.34'
L13	S53°54'07"E	15.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C13	25.00'	75°31'21"	32.95'	S38°40'09"W
C14	55.00'	255°31'21"	245.28'	N51°19'51"W
C39	55.00'	52°52'46"	50.76'	N49°59'26"E
C40	55.00'	29°41'43"	28.51'	N08°42'12"E
C41	55.00'	42°29'49"	40.79'	N27°23'34"W
C42	175.00'	15°49'28"	48.33'	N31°27'47"E
C43	175.00'	29°41'43"	90.70'	N08°42'12"E
C45	55.00'	40°27'03"	38.83'	N68°52'00"W
C46	55.00'	54°48'36"	52.61'	S63°30'10"W
C47	55.00'	35°11'24"	33.78'	S18°30'10"W

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



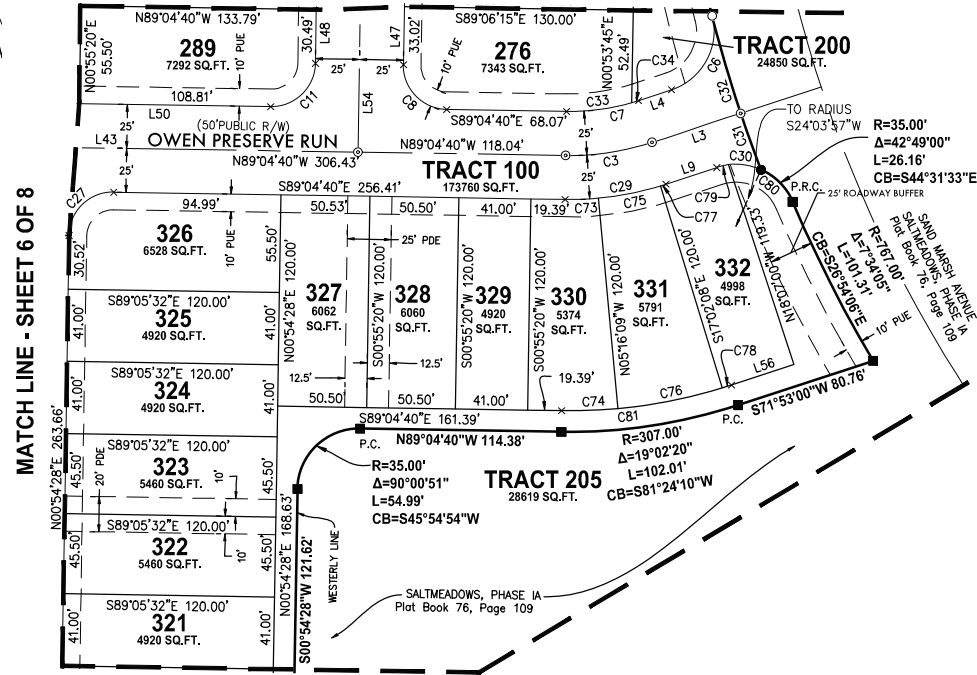
LEGEND:

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- SQ.FT. - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- CDR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- P.G. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 3 OF 8



MATCH LINE - SHEET 7 OF 8

CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C3	150.00'	19°02'20"	49.84'	N81°24'10"E	49.81'

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L3	N71°53'00"E	52.94'
L43	S89°04'40"E	318.98'
L54	N00°53'45"E	332.38'

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L4	N71°53'00"E	19.74'
L9	S71°53'00"W	30.43'
L47	N00°53'45"E	282.40'
L48	S00°53'45"W	204.90'
L50	N89°04'40"W	218.98'
L56	N71°53'00"E	37.23'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C6	35.00'	86°09'13"	52.63'	N28°48'24"E
C7	125.00'	19°02'20"	41.54'	N81°24'10"E
C8	25.00'	89°58'26"	39.26'	S44°05'27"E
C11	25.00'	90°01'34"	39.28'	N45°54'33"E
C27	25.00'	90°00'51"	39.28'	S45°54'54"W
C29	175.00'	19°02'20"	58.15'	N81°24'10"E
C30	35.00'	42°10'57"	25.77'	N87°01'31"W
C31	775.00'	2°31'11"	34.08'	S19°47'43"E
C32	775.00'	4°15'54"	57.69'	S16°24'10"E
C33	125.00'	17°11'21"	37.50'	N82°19'39"E
C34	125.00'	1°50'58"	4.04'	N72°48'29"E
C73	175.00'	6°11'29"	18.91'	N87°49'35"E
C74	295.00'	6°11'29"	31.88'	N87°49'35"E
C75	175.00'	11°45'59"	35.94'	N78°50'51"E
C76	295.00'	11°45'59"	60.58'	N78°50'51"E
C77	175.00'	1°04'52"	3.30'	N72°25'26"E
C78	295.00'	1°04'52"	5.57'	N72°25'26"E
C79	35.00'	11°11'24"	6.84'	S77°28'42"W
C80	35.00'	73°48'33"	45.09'	N60°01'20"W
C81	295.00'	19°02'20"	98.03'	N81°24'10"E

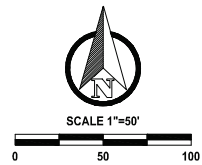
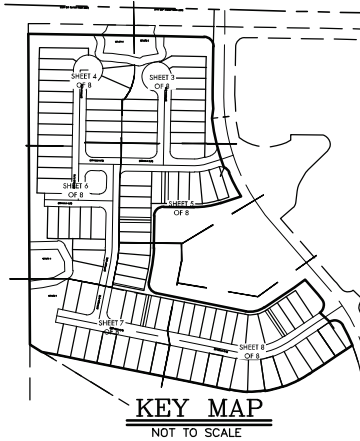
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8

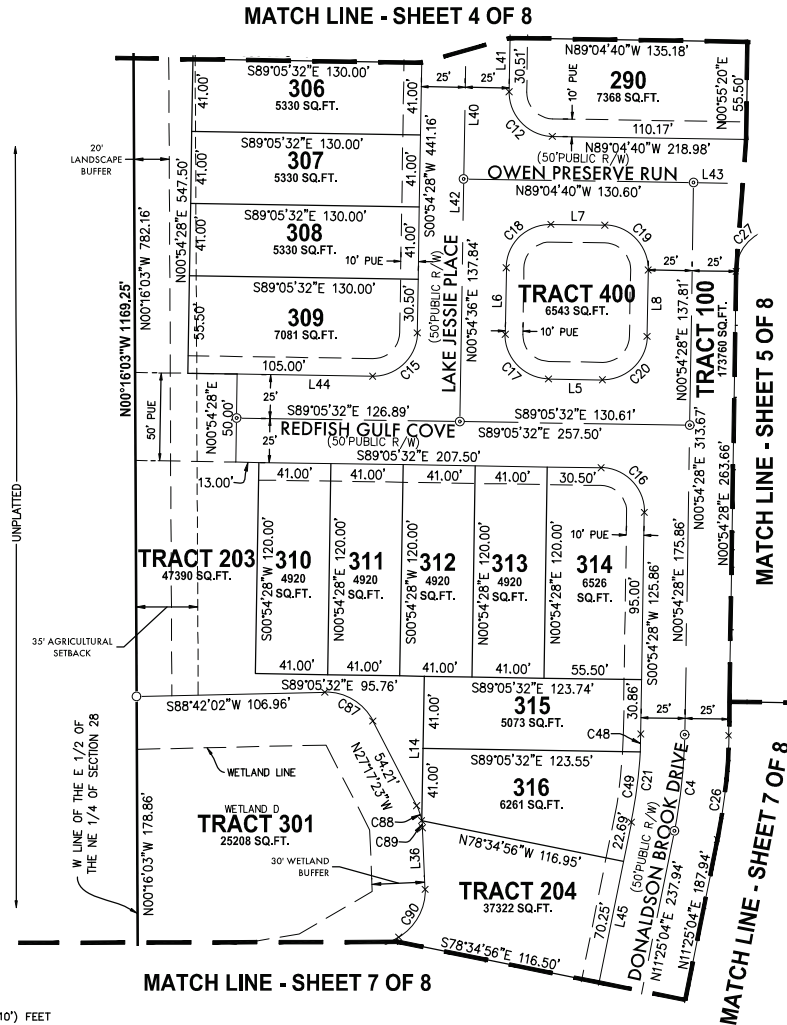


LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC UTILITY EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- SQ.FT. - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- COR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L36	N02°20'24"W	35.0'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C87	30.00'	64°00'35"	33.5'	N59°17'40"W
C88	30.00'	17°09'29"	9.0'	N16°42'38"W
C89	30.00'	7°47'29"	4.1'	N06°14'09"W
C90	30.00'	62°12'56"	32.6'	N28°46'04"E

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L5	S89°05'32"E	30.61'
L6	S00°54'28"W	37.83'
L7	N89°04'40"W	30.61'
L8	N00°54'28"E	37.82'
L14	N00°54'28"E	82.00'
L41	N00°54'28"E	225.87'
L44	S89°05'32"E	76.89'
L45	S11°25'04"W	187.94'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C12	25.00'	89°59'09"	39.26'	S44°05'06"E
C15	25.00'	90°00'00"	39.27'	N45°54'28"E
C16	25.00'	90°00'00"	39.27'	N44°05'32"W
C17	25.00'	90°00'00"	39.27'	S44°05'32"E
C18	25.00'	90°00'51"	39.28'	S45°54'54"W
C19	25.00'	89°59'09"	39.26'	N44°05'06"W
C20	25.00'	90°00'00"	39.27'	N45°54'28"E
C21	275.00'	10°30'36"	50.44'	N06°09'46"E
C26	325.00'	10°30'36"	59.62'	N06°09'46"E
C27	25.00'	90°00'51"	39.28'	S45°54'54"W
C48	275.00'	2°06'45"	10.14'	N01°57'51"E
C49	275.00'	82°33'51"	40.31'	N07°13'09"E

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L40	S00°54'25"W	353.32'
L42	S00°54'28"W	491.16'
L43	N89°04'40"W	318.98'

CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C4	300.00'	10°30'36"	55.03'	N06°09'46"E	54.95'

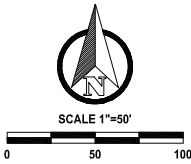
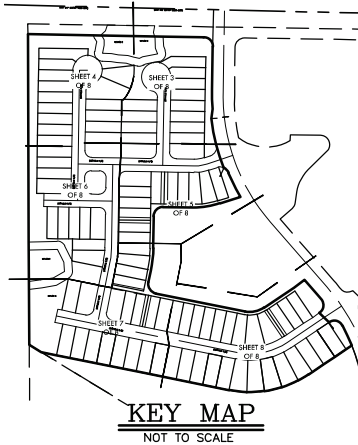
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 7 OF 8

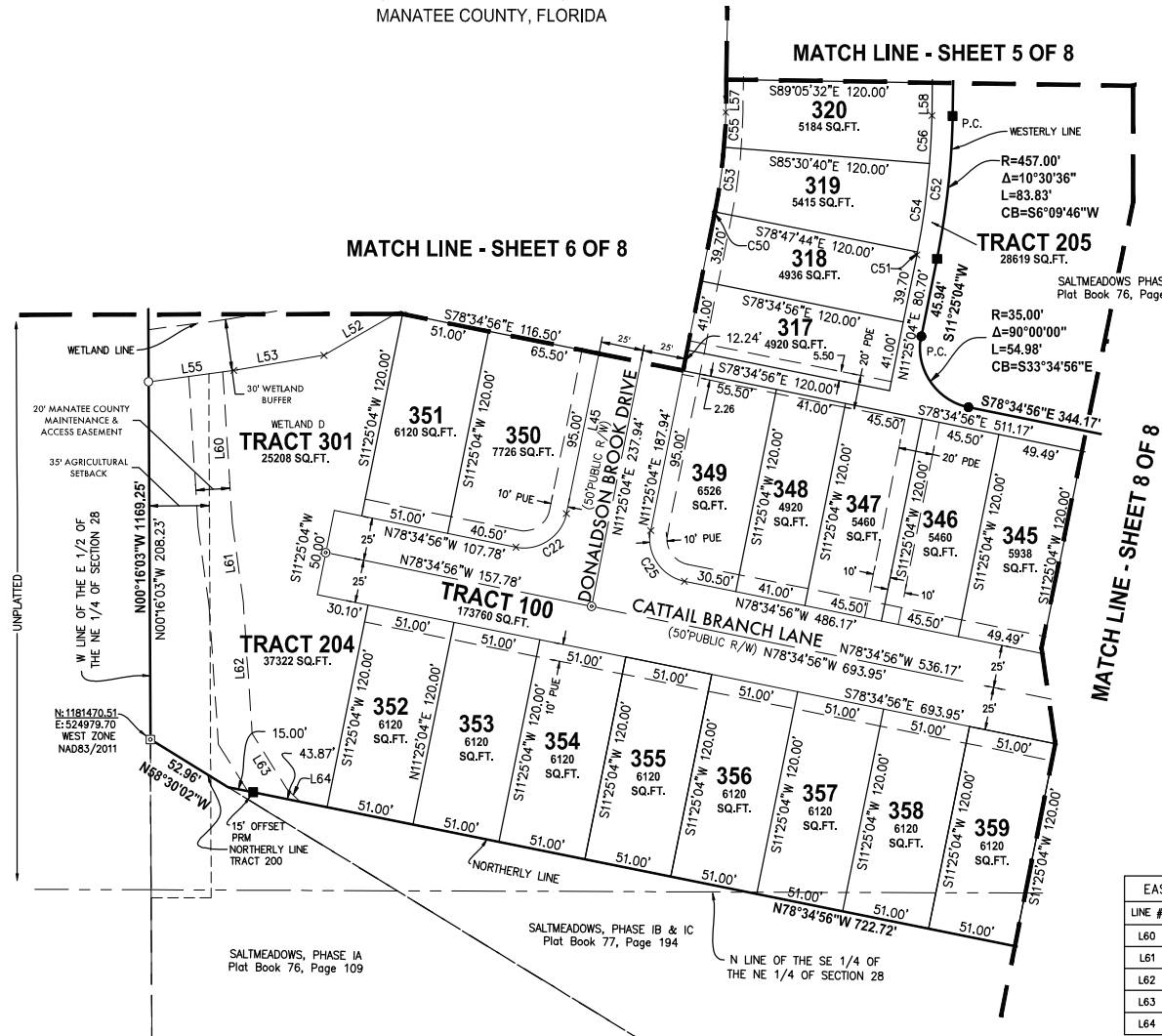


LEGEND:

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - P.O.B.
- - POINT OF COMMENCEMENT
- - P.C.
- - POINT OF CURVATURE
- - P.C.C.
- - POINT OF COMPOUND CURVE
- - P.C.C.
- - POINT OF REVERSE CURVE
- - FDOT
- - CERTIFIED CORNER REFERENCE
- - CB
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - R/W
- - RIGHT OF WAY
- - O.R.B.
- - OFFICIAL RECORD BOOK
- - P.G.
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - L
- - ARC LENGTH
- - CB
- - CHORD BEARING
- - (NR)
- - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L45	N11°25'04"E	187.94'
L57	S00°54'28"W	19.13'
L58	N00°54'28"E	19.13'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C22	25.00'	90°00'00"	39.27'	N56°25'04"E
C25	25.00'	90°00'00"	39.27'	S33°34'56"E
C50	325.00'	0°12'48"	1.21'	N11°18'40"E
C51	445.00'	0°12'48"	1.66'	N11°18'40"E
C52	445.00'	10°30'36"	81.63'	N06°09'46"E
C53	325.00'	6°42'56"	38.09'	N07°50'48"E
C54	445.00'	6°42'56"	52.16'	N07°50'48"E
C55	325.00'	3°34'52"	20.31'	N02°41'54"E
C56	445.00'	3°34'52"	27.81'	N02°41'54"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L52	N59°52'32"E	53.4'
L53	N80°30'50"E	53.1'
L55	N82°25'18"E	50.0'

EASEMENT LINE DATA		
LINE #	DIRECTION	LENGTH
L60	N03°34'03"W	88.53'
L61	N07°55'32"W	45.95'
L62	N03°53'59"W	76.75'
L63	N32°02'12"W	37.61'
L64	N45°15'18"W	11.04'

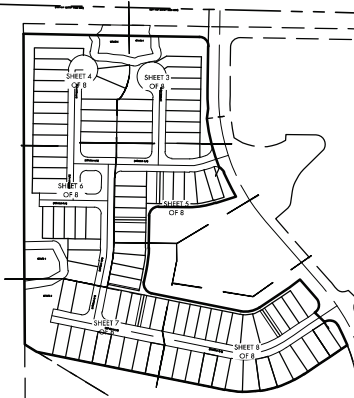
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

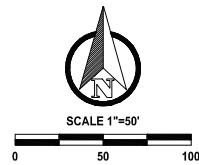
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



KEY MAP
NOT TO SCALE



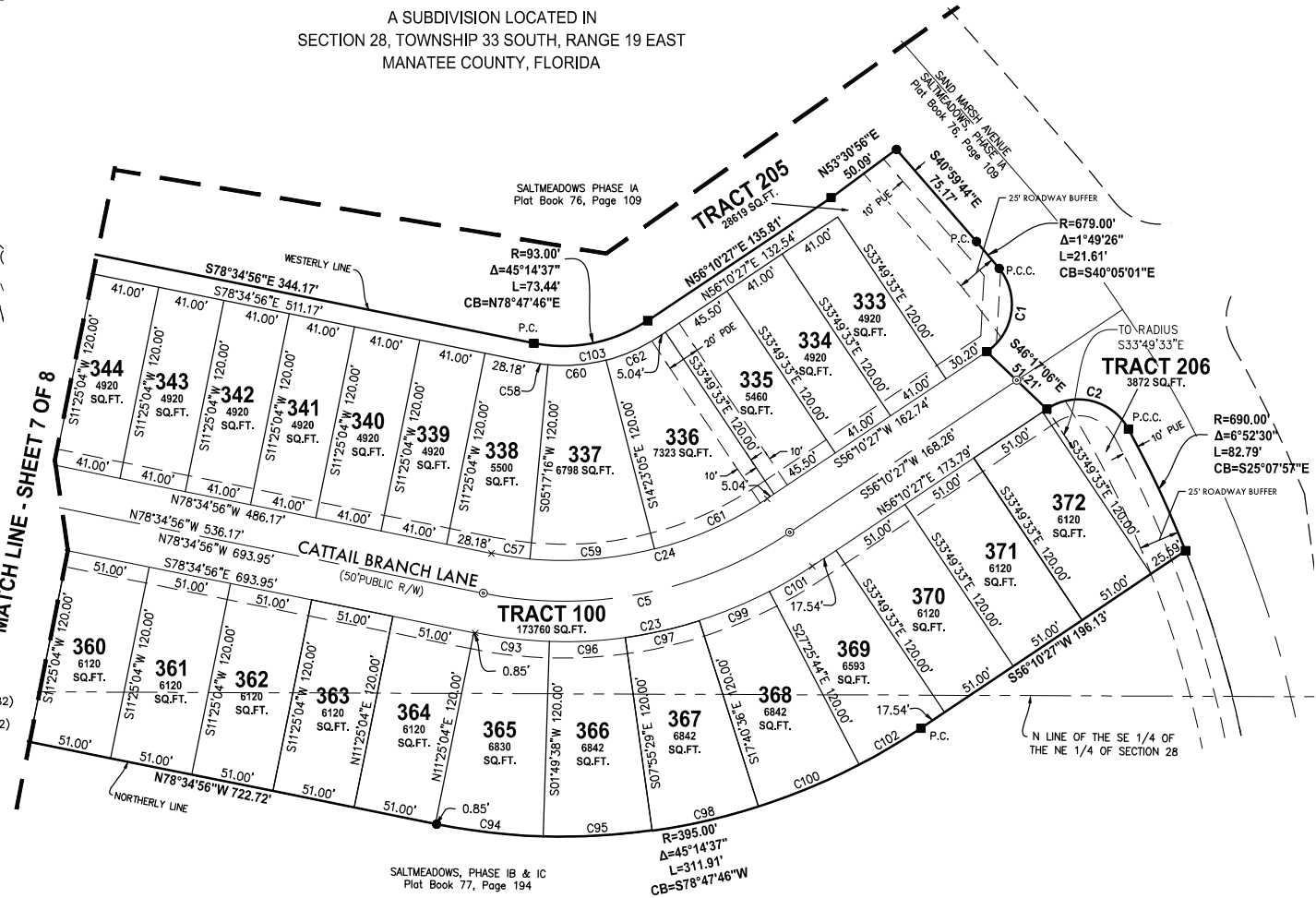
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ▢ - PERMANENT REFERENCE MONUMENT FOUND
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 7 OF 8



CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
C5	250.00'	45°14'37"	197.41'	S78°47'46"W	192.32'	104.18'

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	35.00'	95°20'45"	58.24'	S08°30'04"W
C2	35.00'	95°15'21"	58.19'	S76°11'53"E

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C23	275.00'	45°14'37"	217.15'	N78°47'46"E
C24	225.00'	45°14'37"	177.67'	N78°47'46"E
C57	225.00'	6°07'48"	24.07'	S81°38'50"E
C58	105.00'	6°07'48"	11.23'	S81°38'50"E
C59	225.00'	19°40'21"	77.25'	N85°22'22"E
C60	105.00'	19°40'21"	36.05'	N85°22'22"E
C61	225.00'	19°26'28"	76.35'	N65°53'41"E
C62	105.00'	19°26'28"	35.63'	N65°53'41"E
C93	275.00'	9°35'26"	46.03'	S83°22'39"E
C94	395.00'	9°35'26"	66.12'	N83°22'39"W
C95	395.00'	9°45'07"	67.23'	S86°57'05"W
C96	275.00'	9°45'07"	46.81'	N86°57'05"E
C97	275.00'	9°45'07"	46.81'	N77°11'57"E
C98	395.00'	9°45'07"	67.23'	S77°11'57"W
C99	275.00'	9°45'07"	46.81'	N67°26'50"E

C100	395.00'	9°45'07"	67.23'	S67°26'50"W
C101	275.00'	6°23'49"	30.70'	N59°22'22"E
C102	395.00'	6°23'49"	44.10'	S59°22'22"W
C103	105.00'	45°14'37"	82.91'	N78°47'46"E

LINE #	DIRECTION	LENGTH
--------	-----------	--------

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

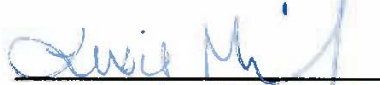
CORPORATE DECLARATION REGARDING COSTS PAID
[SALTMEADOWS PHASES IIA & IIB IMPROVEMENTS]

MERITAGE HOMES OF FLORIDA, INC., a Florida corporation ("**Developer**"), does hereby certify to the Saltmeadows Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 7 day of March, 2025.

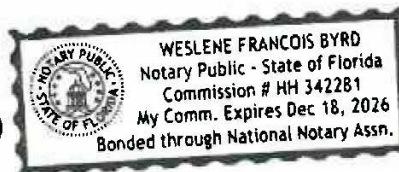
MERITAGE HOMES OF FLORIDA, INC.


Name: Lexie McIntyre
Title: Division Vice President

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 7th day of March, 2025, by Lexie McIntyre as Division Vice President of Meritage Homes of Florida, Inc., a Florida corporation, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



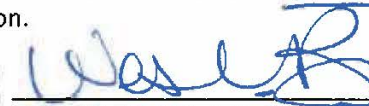

NOTARY PUBLIC, STATE OF Florida
Name: Weslene Byrd
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Saltmeadows Phases IIA & IIB Improvements

Phase IIA Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Stormwater Retention Areas, Lake Maintenance Easements, Public Flowage Easements, Landscape Buffers, Manatee County Maintenance and Access Easement and Manatee County Flowage Easement), Tracts 300, 301, 302 and 303 (Wetland and Wetland Buffers), and any and all "Drainage Easements," and "Public Flowage Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, and any "Public Utility Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIB Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Landscape Buffers, Lake Maintenance Easements, Manatee County Maintenance and Access Easement), Tracts 300 and 301 (Wetland and Wetland Buffers), and any and all "Public Drainage Easement," "Public Utility Easement," and "Drainage Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), and any "Public Utility Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Earthwork	\$67,292.00	\$56,978.60	\$7,104.00	\$3,209.40
Roadways	\$1,215,886.65	\$1,121,759.22	\$13,887.50	\$80,239.93
2A 2 nd Lift	\$243,990.28	\$231,577.76	\$0.00	\$12,412.50
2B 2 nd Lift	\$212,245.61	\$178,742.02	\$13,643.36	\$19,860.23
Stormwater	\$381,841.91	\$357,713.31	\$0.00	\$24,128.60
2B Storm Plan Changes	\$17,000.00	\$15,300.00	\$0.00	\$1,700.00
Sewer	\$832,210.01	\$785,740.34	\$2,246.13	\$44,223.54
Sewer Plan Changes	\$42,450.00	\$38,205.00	\$0.00	\$4,245.00
Water	\$682,734.43	\$640,716.67	\$2,450.00	\$39,567.76
2B Water Plan Changes	\$12,150.00	\$10,935.00	\$0.00	\$1,215.00
Reclaimed Water	\$480,154.28	\$451,587.84	\$150.00	\$28,416.44
TOTAL:	\$4,187,955.17	\$3,889,255.76	\$39,480.99	\$259,218.40

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED SALTMEADOWS-PHASE IIB TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SAID STREETS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER, AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT FOR EMERGENCY, LAW ENFORCEMENT, MAIL DELIVERY AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - PUBLIC RIGHT OF WAY OVER ALL STREETS SHOWN ON THIS PLAT (TRACT 100)
 - NON-EXCLUSIVE EASEMENT OVER ALL "DRAINAGE EASEMENTS" SHOWN ON THIS PLAT AND ALL EASEMENTS DESIGNATED AS "MANATEE COUNTY" SHOWN ON THIS PLAT.
- TO SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190 FLORIDA STATUTES, BY MANATEE COUNTY:
 - TRACTS 200 THROUGH 206: OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - TRACTS 300 THROUGH 301: WETLAND AND WETLAND BUFFERS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - TRACT 400: PASSIVE PARK. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS OVER ALL DRAINAGE EASEMENTS AND ALL RIGHT-OF-WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH AREAS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAY IMPROVEMENTS AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STREET LIGHT IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STREET LIGHT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHERE OF, THE CORPORATION, HAS CAUSED THE CERTIFICATE TO BE EXECUTED THIS _____ DAY OF _____, 2024.

BY: MERITAGE HOMES OF FLORIDA, INC.

BY: _____
STEVE HARDING, DIVISION PRESIDENT

WITNESSES:

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "(...)" PHYSICAL PRESENCE OR "(...)" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 2024, BY STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID COMPANY THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION ID INDICATED.

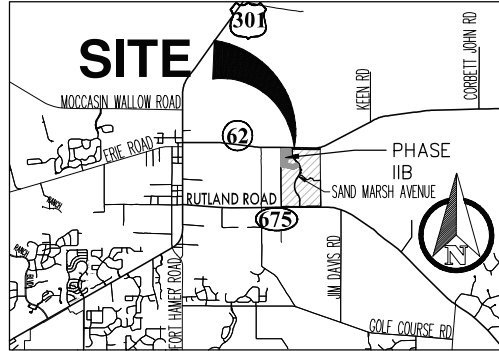
NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

(STAMP)

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE _____ DAY OF _____, 20____.

ATTEST:

ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FROM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLAT, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

THIS THE _____ DAY OF _____, 2024.

CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY COUNTY
SURVEYOR AND MAPPER

STATE OF FLORIDA)
SS)
COUNTY OF MANATEE)

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1 AND SECTION 332 AND 335 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BRIAN T. BELLINO, P.S.M.
MANATEE COUNTY SURVEYOR-DIVISION MANAGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4973

DATE: _____

NOTES:

INSTRUMENT NO: _____

- BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON THE THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 19 EAST HAVING A GRID BEARING OF N00°25'42"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD83 2001 ADJUSTMENT. THE COORDINATES FOR NGS E565 (PID DE9099) AND THE NORTHEAST CORNER OF SECTION 28 (CCR 110756) WERE USED TO VALIDATE THE PROJECT.
- PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A GPS SURVEYING TECHNIQUE IN REAL TIME KINEMATIC MODE WITH CORRECTIONS PROVIDED BY THE FLORIDA PERMANENT REFERENCE NETWORK SITE "TO STROOP" REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR WAS IN EFFECT
- THE PROPERTY LIES WITHIN FLOOD ZONES "X" & "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12081C0184F REVISED 08/10/2021.
- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SALTMEADOWS HOME OWNER ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 11096012 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- NOTICE OF THE ESTABLISHMENT OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202241078920 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- FINAL CONVEYANCE OF ANY PUBLIC ROADWAY (IF ANY) AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT.
- ALL LOT LINES SHOWN HEREON THAT INTERSECT A CURVE ARE RADIAL UNLESS OTHERWISE INDICATED.
- TOTAL ACREAGE OF SUBDIVISION CONTAINS 21.72 ACRES, MORE/LESS.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE CERTIFICATION DATED APRIL 23, 2024 BY FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATE OF ACCEPTANCE

I, _____ AS CHAIRMAN, ON BEHALF OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DO HEREBY ACCEPT ALL DEDICATIONS TO THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT AS SHOWN HEREON.

BY: SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
_____, AS CHAIRMAN

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "(...)" PHYSICAL PRESENCE OR "(...)" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ON BEHALF OF SAID DISTRICT THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

(STAMP)

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, BENCHMARKS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: _____

SIGNATURE: "FOR CONFORMITY REVIEW"

JEFFREY E KISTNER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 7125
CERTIFICATE OF AUTHORIZATION # LB6982

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SHEET INDEX MAP

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE N88°39'20"W, ALONG THE NORTH LINE OF SAID SECTION 28, 614.87 FEET; THENCE S01°20'40"W, PERPENDICULAR TO SAID NORTH LINE, 139.52 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IA, AS RECORDED IN PLAT BOOK 76, PAGE 109, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF SALTMEADOWS, PHASE IA THE FOLLOWING COURSES: S00°53'45"W, 162.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 05°24'52"; ALONG THE ARC OF SAID CURVE 72.48 FEET; S07°33'39"W, 37.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N83°07'38"E, 775.00 FEET AND HAVING A CENTRAL ANGLE OF 14°10'57"; ALONG THE ARC OF SAID CURVE, 191.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S24°03'57"W, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 42°49'00"; ALONG THE ARC OF SAID CURVE, 26.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 07°34'05"; ALONG THE ARC OF SAID CURVE 101.31 FEET; S71°53'00"W, 80.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET AND A CENTRAL ANGLE OF 19°02'20"; ALONG THE ARC OF SAID CURVE 102.01 FEET; N89°04'40"W, 114.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'51"; ALONG THE ARC OF SAID CURVE 54.99 FEET; S00°54'28"W, 121.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 457.00 FEET AND A CENTRAL ANGLE OF 10°30'56"; ALONG THE ARC OF SAID CURVE 83.83 FEET; S11°25'04"W, 45.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; ALONG THE ARC OF SAID CURVE 54.98 FEET; S78°34'56"E, 344.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 73.44 FEET; N56°10'27"E, 135.81 FEET; N53°30'56"E, 50.09 FEET; S40°59'44"E, 75.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 679.00 FEET AND A CENTRAL ANGLE OF 01°49'26"; ALONG THE ARC OF SAID CURVE 21.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 95°20'45"; ALONG THE ARC OF SAID CURVE, 58.24 FEET; S48°17'06"E, 51.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S33°49'33"E, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 95°15'21"; ALONG THE ARC OF SAID CURVE, 58.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 06°52'30"; ALONG THE ARC OF SAID CURVE, 82.79 FEET; TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IB & IC, RECORDED IN PLAT BOOK 77, PAGE 194, OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: S56°10'27"W, 196.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 311.91 FEET; N78°34'56"W, 722.72 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT 200 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE N58°30'02"W, ALONG SAID NORTHERLY LINE, 52.96 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 28; THENCE, N00°16'03"W, ALONG SAID WEST LINE, 1,169.25 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 502 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: S89°04'40"E, 662.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°58'26"; ALONG THE ARC OF SAID CURVE 54.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 945,920 SQUARE FEET OR 21.72 ACRES, MORE OR LESS.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS TO MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, THE "COMPANY", ITS SUCCESSORS OR ASSIGNS FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. THESE EASEMENT ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND ALONG ALL TRACTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES, FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY FOR CABLE T.V. IS INCLUDED.

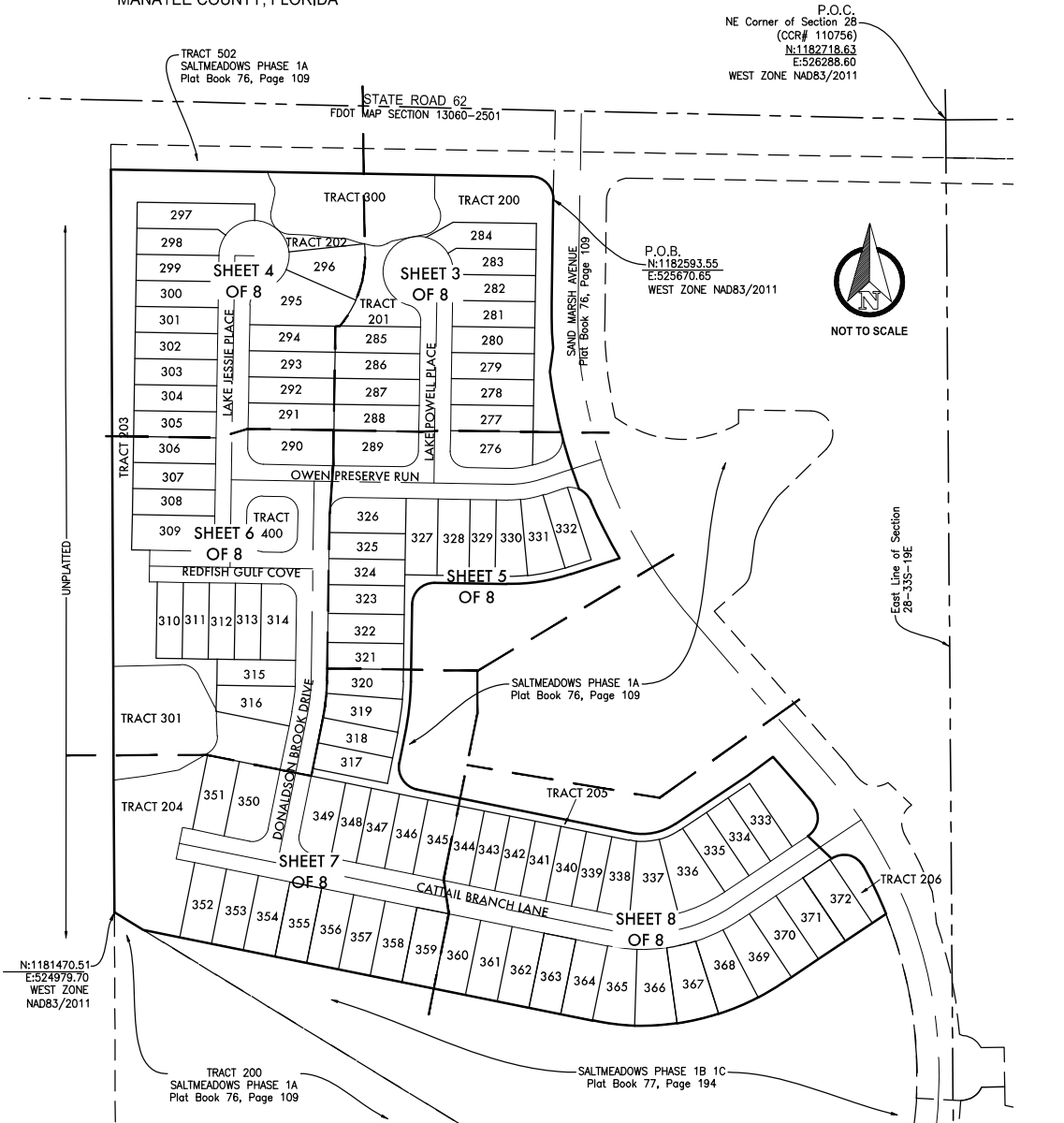
TRACT DESIGNATION

TRACT 100:	PUBLIC RIGHT-OF-WAY
TRACTS 200-206:	OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT
TRACTS 300-301:	WETLAND AND WETLAND BUFFERS
TRACT 400:	PASSIVE PARK

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8



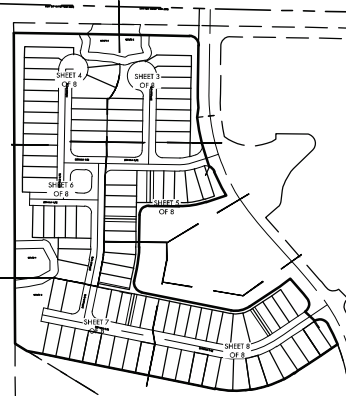
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

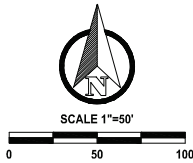
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8



KEY MAP
NOT TO SCALE

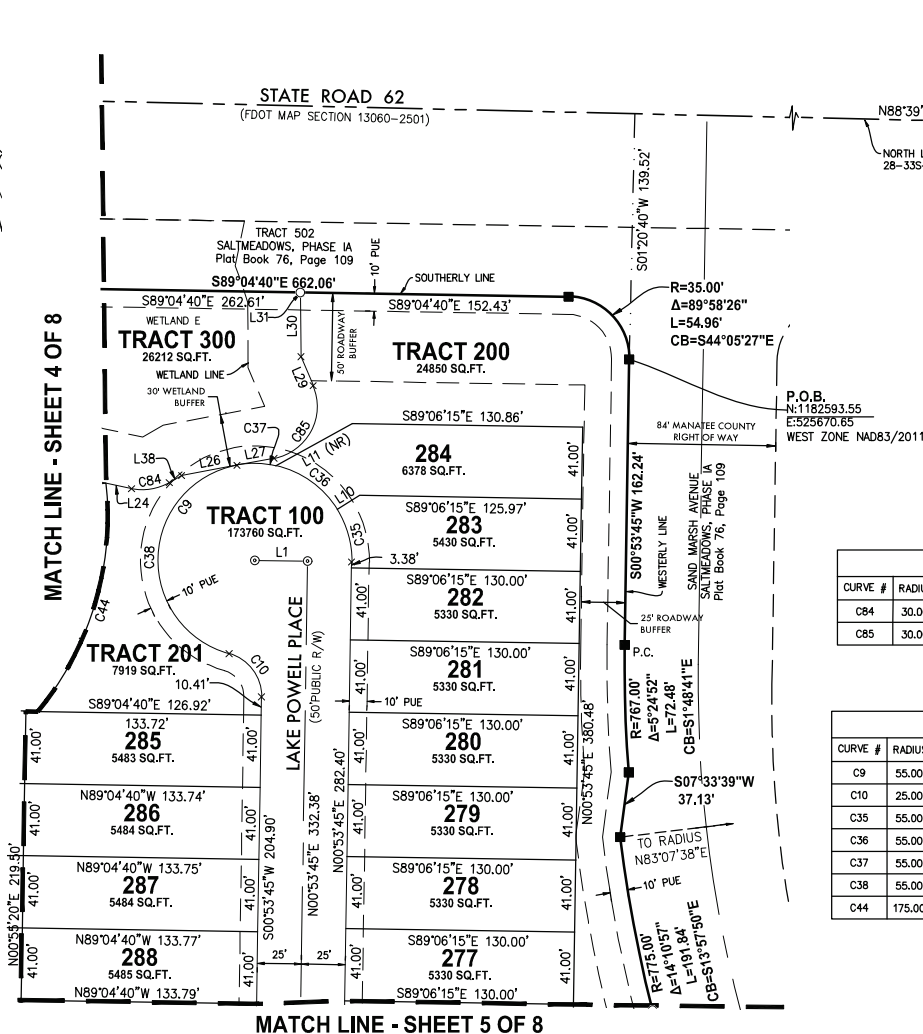


LEGEND:

- NAIL AND DISK SET (P.C.P. # LB6982)
- NAIL AND DISK FOUND (AS NOTED)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (# LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- POINT OF BEGINNING
- P.O.B.
- POINT OF COMMENCEMENT
- P.C.
- POINT OF CURVATURE
- P.C.C.
- POINT OF COMPOUND CURVE
- P.R.C.
- POINT OF REVERSE CURVE
- FDOT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- COR
- CERTIFIED CORNER REFERENCE
- LB
- LICENSED BUSINESS
- LS
- LICENSED SURVEYOR
- R/W
- RIGHT OF WAY
- O.R.B.
- OFFICIAL RECORD BOOK
- PG.
- PAGE
- DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ
- CENTRAL ANGLE
- R
- RADIUS
- L
- ARC LENGTH
- CB
- CHORD BEARING
- (NR)
- NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



P.O.C.
NE Corner of Section 28
(CCR# 110756)
N=1182718.63
E=526288.60
WEST ZONE NAD83/2011

N88°39'20"W 614.87'
NORTH LINE OF SECTION
28-33S-19E

21 22
28 27

R=35.00'
Δ=89°58'26"
L=54.96'
CB=S44°05'27"E

P.O.B.
N=1182593.55
E=525670.65
WEST ZONE NAD83/2011

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C84	30.00'	42°30'49"	22.3'	S80°58'51"W
C85	30.00'	102°22'30"	53.6'	S28°14'21"W

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°06'15"E	30.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C9	55.00'	255°31'21"	245.28'	S53°08'05"W
C10	25.00'	75°31'21"	32.95'	N36°51'55"W
C35	55.00'	32°30'17"	31.20'	N15°21'23"W
C36	55.00'	45°50'30"	44.00'	N54°31'46"W
C37	55.00'	23°07'21"	22.20'	N89°00'41"W
C38	55.00'	154°03'10"	147.88'	S02°23'59"W
C44	175.00'	45°31'11"	139.03'	N16°36'56"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L24	N77°45'45"W	14.9'
L26	S79°25'36"W	32.0'
L27	S79°25'36"W	21.5'
L29	S22°56'54"E	17.9'
L30	S00°15'58"E	36.1'
L31	S18°53'59"E	0.5'
L38	S59°43'27"W	8.1'

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L10	N58°23'29"E	15.00'
L11	S60°59'33"W	49.64'

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8



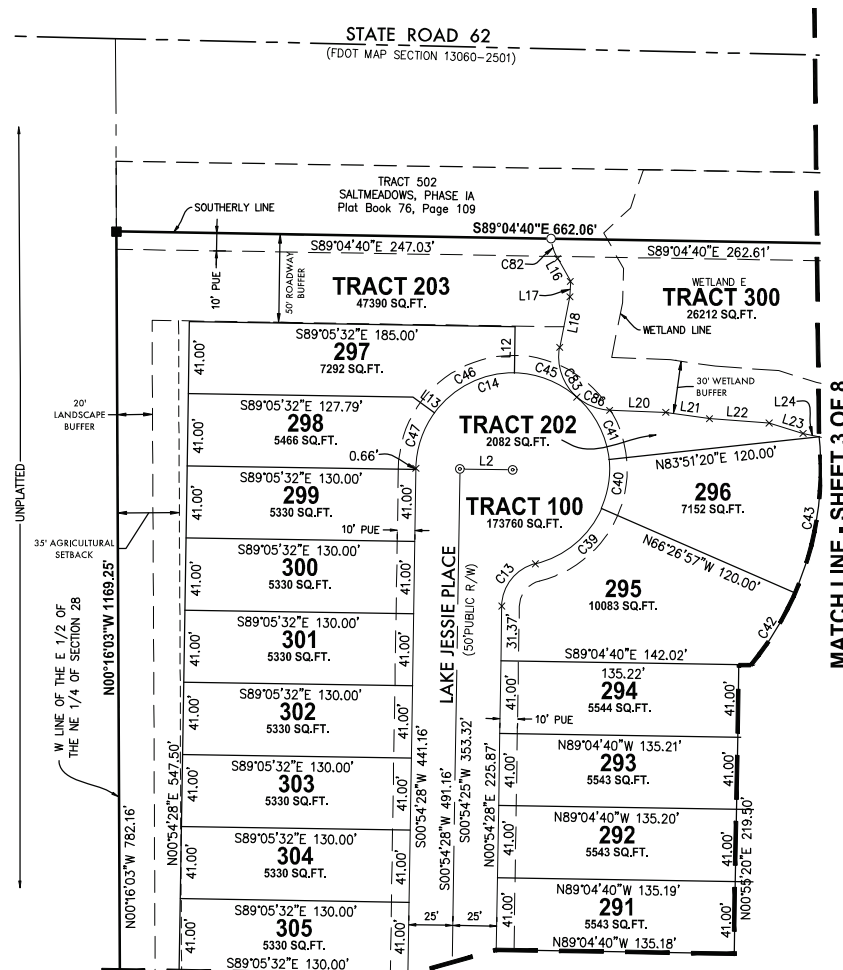
SCALE 1"=50'



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' in the middle, and '100' at the right end.

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (P.R.M. # LB6982)
- IOE PUBLIC DRAINAGE EASEMENT
- IOE PUBLIC UTILITY EASEMENT
- SO.FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.R.C. POINT OF REVERSE CURVE
- P.D. FLORIDA DEPARTMENT OF TRANSPORTATION
- CCR CERTIFIED CORNER REFERENCE
- LS LICENSED BUSINESS
- LS LICENSED SURVEYOR
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- DE. DEEDS P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- (NR) NON RADIAL

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT, THE EXPRESS PURPOSE OF WHICH IS TO PERMIT THE INSTALLATION, MAINTENANCE, AND OPERATION OF SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONNECTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER TELEPHONE SERVICE OR CABLE SERVICE. THE INTERFERING LOT LINE IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR EACH LOT SHALL BE CONSIDERED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L2	N89°05'32"W	30.00'

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N29°13'52"W	14.8
L17	N01°44'51"E	8.6
L18	N11°16'58"E	29.1
L20	N87°55'27"W	31.5
L21	N81°43'18"W	25.1
L22	N85°55'04"W	34.1
L23	N72°52'47"W	20.1
L24	N77°45'45"W	9.2

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C82	30.00'	23°00'53"	12.1'	N17°43'26"W
C83	30.00'	59°55'26"	31.4'	N18°40'45"W
C86	30.00'	39°16'58"	20.6'	N68°16'58"W

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L12	N00°54'28"E	26.3
L13	S53°54'07"E	15.0

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C13	25.00'	75°31'21"	32.95'	S38°40'09"W
C14	55.00'	255°31'21"	245.28'	N51°19'51"W
C19	55.00'	52°32'46"	50.76'	N49°59'26"E
C40	55.00'	29°41'43"	28.51'	N08°42'12"E
C41	55.00'	42°29'49"	40.79'	N27°23'34"W
C42	175.00'	15°49'28"	48.33'	N31°27'47"E
C43	175.00'	29°41'43"	90.70'	N08°42'12"E
C45	55.00'	40°27'03"	38.83'	S63°30'00"W
C46	55.00'	54°48'36"	52.61'	S63°30'10"W
C47	55.00'	35°11'24"	33.78'	S18°30'10"W

343
MATCHLINE - SHEET 3 OF 8

MATCH LINE - SHEET 6 OF 8

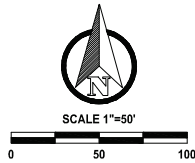
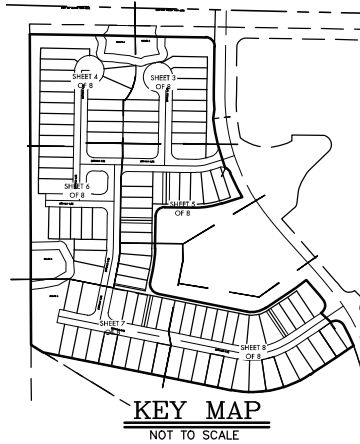
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



LEGEND:

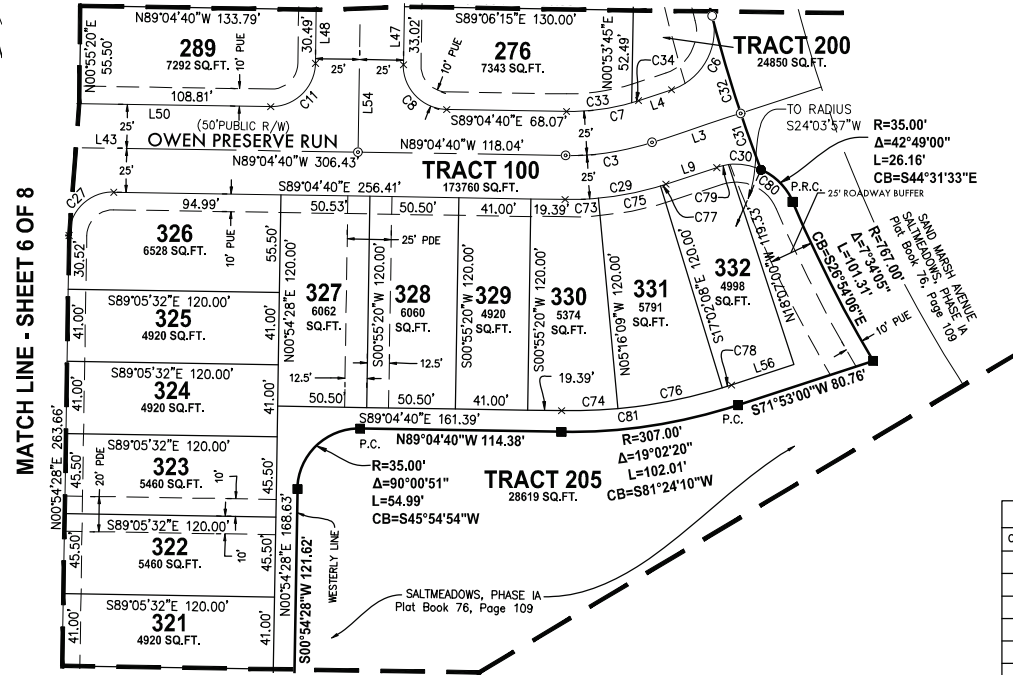
- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C3	150.00'	19°02'20"	49.84'	N81°24'10"E	49.81'

MATCH LINE - SHEET 3 OF 8



CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L3	N71°53'00"E	52.94'
L43	S89°04'40"E	318.98'
L54	N00°53'45"E	332.38'

MATCH LINE - SHEET 7 OF 8

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L4	N71°53'00"E	19.74'
L9	S71°53'00"W	30.43'
L47	N00°53'45"E	282.40'
L48	S00°53'45"W	204.90'
L50	N89°04'40"W	218.98'
L56	N71°53'00"E	37.23'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C6	35.00'	86°09'13"	52.63'	N28°48'24"E
C7	125.00'	19°02'20"	41.54'	N81°24'10"E
C8	25.00'	89°58'26"	39.26'	S44°05'27"E
C11	25.00'	90°01'34"	39.28'	N45°54'33"E
C27	25.00'	90°00'51"	39.28'	S45°54'54"W
C29	175.00'	19°02'20"	58.15'	N81°24'10"E
C30	35.00'	42°10'57"	25.77'	N87°01'31"W
C31	775.00'	2°31'11"	34.08'	S19°47'43"E
C32	775.00'	4°15'54"	57.69'	S16°24'10"E
C33	125.00'	17°11'21"	37.50'	N82°19'39"E
C34	125.00'	1°50'58"	4.04'	N72°48'29"E
C73	175.00'	6°11'29"	18.91'	N87°49'35"E
C74	295.00'	6°11'29"	31.88'	N87°49'35"E
C75	175.00'	11°45'59"	35.94'	N78°50'51"E
C76	295.00'	11°45'59"	60.58'	N78°50'51"E
C77	175.00'	1°04'52"	3.30'	N72°25'26"E
C78	295.00'	1°04'52"	5.57'	N72°25'26"E
C79	35.00'	11°11'24"	6.84'	S77°28'42"W
C80	35.00'	73°48'33"	45.09'	N60°01'20"W
C81	295.00'	19°02'20"	98.03'	N81°24'10"E

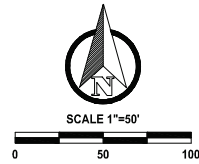
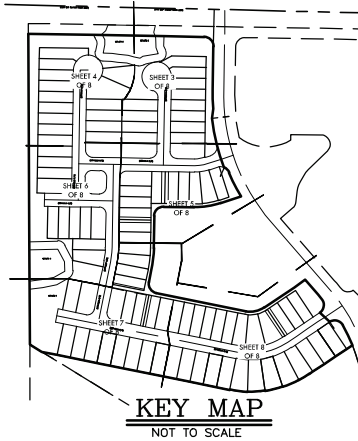
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8



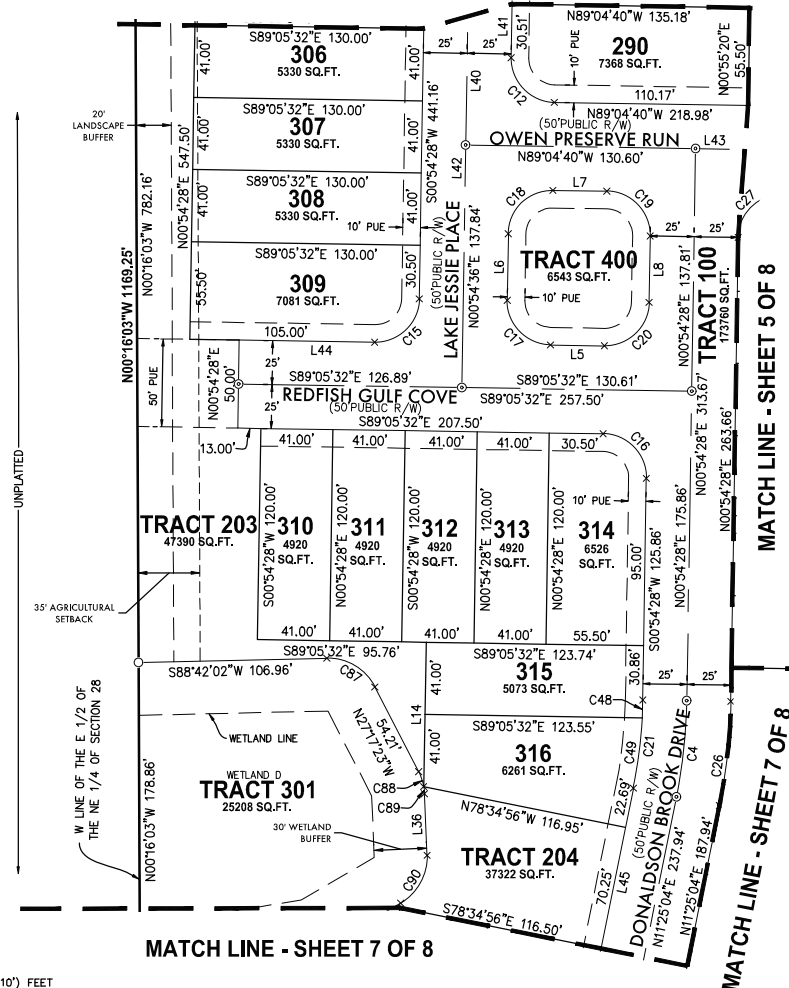
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC UTILITY EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- SQ.FT. - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- COR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 4 OF 8



WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L36	N02°20'24\"W	35.0'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C87	30.00'	64°00'35\"	33.5'	N59°17'40\"W
C88	30.00'	17°09'29\"	9.0'	N16°42'38\"W
C89	30.00'	7°47'29\"	4.1'	N06°14'09\"W
C90	30.00'	62°12'56\"	32.6'	N28°46'04\"E

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L5	S89°05'32\"E	30.61'
L6	S00°54'28\"W	37.83'
L7	N89°04'40\"W	30.61'
L8	N00°54'28\"E	37.82'
L14	N00°54'28\"E	82.00'
L41	N00°54'28\"E	225.87'
L44	S89°05'32\"E	76.89'
L45	S11°25'04\"W	187.94'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C12	25.00'	89°59'09\"	39.26'	S44°05'06\"E
C15	25.00'	90°00'00\"	39.27'	N45°54'28\"E
C16	25.00'	90°00'00\"	39.27'	N44°05'32\"W
C17	25.00'	90°00'00\"	39.27'	S44°05'32\"E
C18	25.00'	90°00'51\"	39.28'	S45°54'54\"W
C19	25.00'	89°59'09\"	39.26'	N44°05'06\"W
C20	25.00'	90°00'00\"	39.27'	N45°54'28\"E
C21	275.00'	10°30'36\"	50.44'	N06°09'46\"E
C26	325.00'	10°30'36\"	59.62'	N06°09'46\"E
C27	25.00'	90°00'51\"	39.28'	S45°54'54\"W
C48	275.00'	2°06'45\"	10.14'	N01°57'51\"E
C49	275.00'	82°3'51\"	40.31'	N07°13'09\"E

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L40	S00°54'25\"W	353.32'
L42	S00°54'28\"W	491.16'
L43	N89°04'40\"W	318.98'

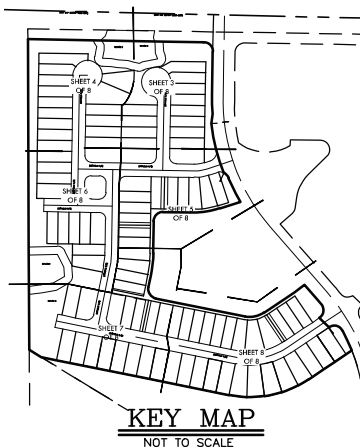
CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C4	300.00'	10°30'36\"	55.03'	N06°09'46\"E	54.95'

ZNS ENGINEERING, L.C.

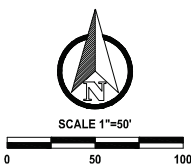
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



KEY MAP
NOT TO SCALE

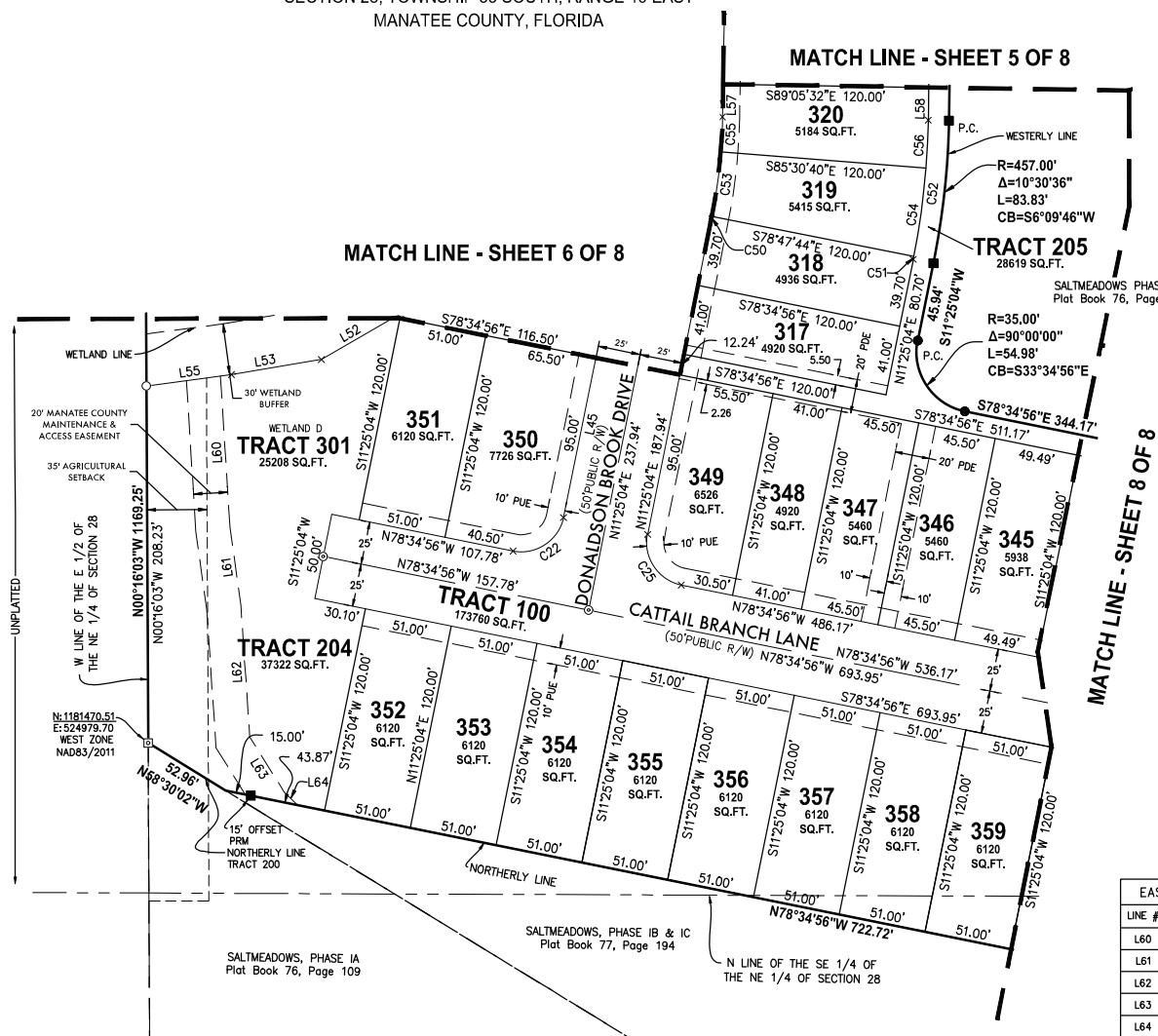


LEGEND:

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 4"x4" CONCRETE REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE REFERENCE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (P.R.M. # LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SO.F.T. - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- F.U.D. - FIRE DEPARTMENT OF TRANSPORTATION
- CCR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- DE - DEEDS P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIUS

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT, THE EXPRESS PURPOSE OF WHICH IS TO PERMIT THE INSTALLATION, MAINTENANCE, AND OPERATION OF SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONNECTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER TELEPHONE, CABLE, OR OTHER SERVICE PROVIDER. THE LOT LINE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR EACH LOT SHALL BE CONSIDERED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



EASEMENT LINE DATA		
LINE #	DIRECTION	LENGTH
L60	N03°34'03"W	88.53'
L61	N07°55'32"W	45.95'
L62	N03°53'59"W	76.75'
L63	N32°02'12"W	37.61'
L64	N45°15'18"W	11.04'

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L45	N11°25'04"E	187.94'
L57	S00°54'28"W	19.13'
L58	N00°54'28"E	19.13'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C22	25.00'	90°00'00"	39.27'	N56°25'04"E
C25	25.00'	90°00'00"	39.27'	S33°34'56"E
C50	325.00'	0°12'48"	1.21'	N11°18'40"E
C51	445.00'	0°12'48"	1.66'	N11°18'40"E
C52	445.00'	10°30'36"	81.63'	N06°09'46"E
C53	325.00'	6°42'56"	38.09'	N07°50'48"E
C54	445.00'	6°42'56"	52.16'	N07°50'48"E
C55	325.00'	3°34'52"	20.31'	N02°41'54"E
C56	445.00'	3°34'52"	27.81'	N02°41'54"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L52	N59°52'32"E	53.4
L53	N80°30'50"E	53.1
L55	N82°25'18"E	50.0

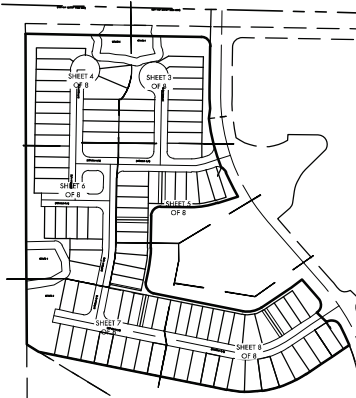
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

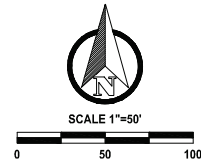
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



KEY MAP
NOT TO SCALE



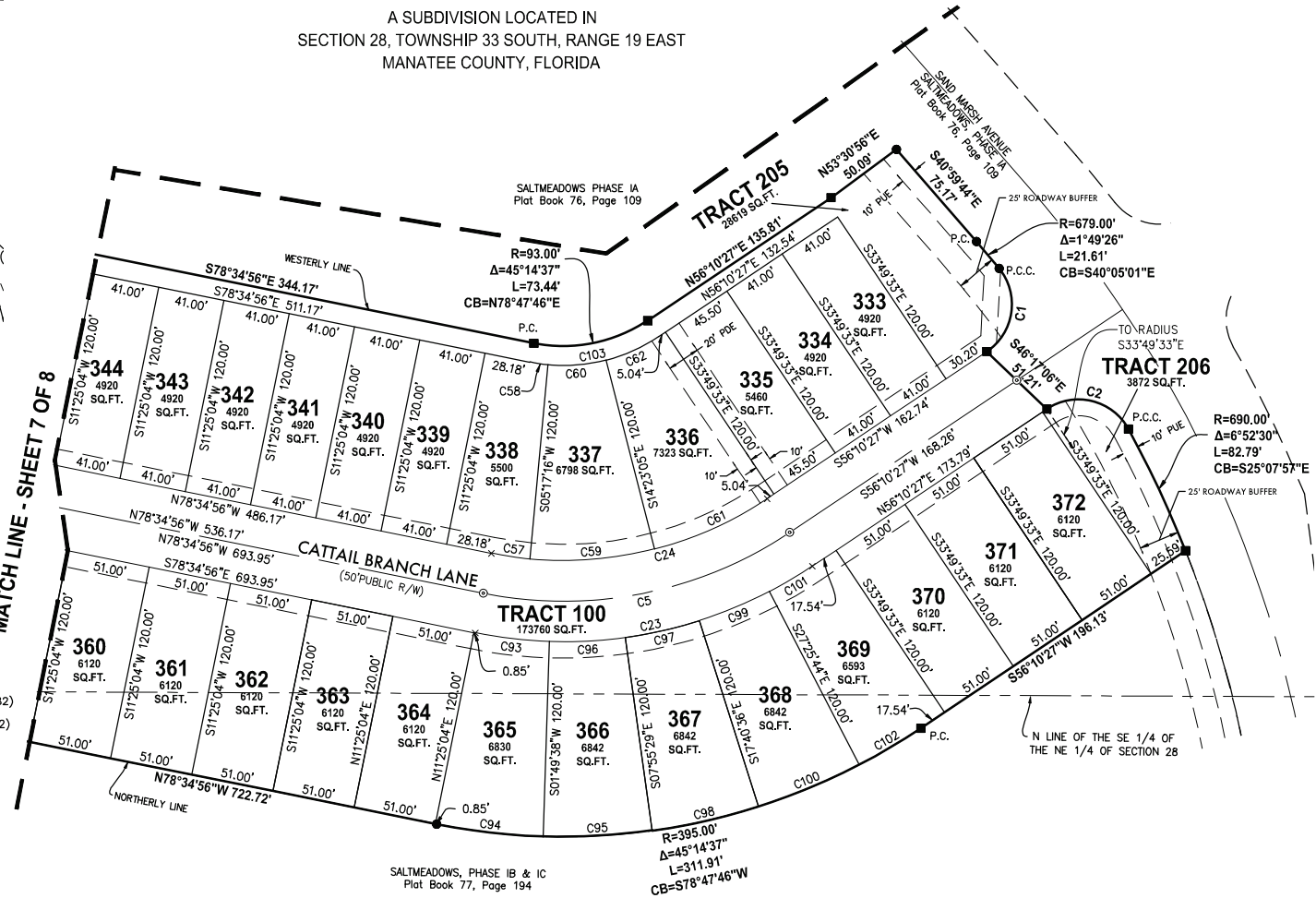
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ▢ - PERMANENT REFERENCE MONUMENT FOUND
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 7 OF 8



CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
C5	250.00'	45°14'37"	197.41'	S78°47'46"W	192.32'	104.18'

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	35.00'	95°20'45"	58.24'	S08°30'04"W
C2	35.00'	95°15'21"	58.19'	S76°11'53"E

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C23	275.00'	45°14'37"	217.15'	N78°47'46"E
C24	225.00'	45°14'37"	177.67'	N78°47'46"E
C57	225.00'	6°07'48"	24.07'	S81°38'50"E
C58	105.00'	6°07'48"	11.23'	S81°38'50"E
C59	225.00'	19°40'21"	77.25'	N85°22'22"E
C60	105.00'	19°40'21"	36.05'	N85°22'22"E
C61	225.00'	19°26'28"	76.35'	N65°53'41"E
C62	105.00'	19°26'28"	35.63'	N65°53'41"E
C93	275.00'	9°35'26"	46.03'	S83°22'39"E
C94	395.00'	9°35'26"	66.12'	N83°22'39"W
C95	395.00'	9°45'07"	67.23'	S86°57'05"W
C96	275.00'	9°45'07"	46.81'	N86°57'05"E
C97	275.00'	9°45'07"	46.81'	N77°11'57"E
C98	395.00'	9°45'07"	67.23'	S77°11'57"W
C99	275.00'	9°45'07"	46.81'	N67°26'50"E

C100	395.00'	9°45'07"	67.23'	S67°26'50"W
C101	275.00'	6°23'49"	30.70'	N59°22'22"E
C102	395.00'	6°23'49"	44.10'	S59°22'22"W
C103	105.00'	45°14'37"	82.91'	N78°47'46"E

LINE #	DIRECTION	LENGTH
--------	-----------	--------

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[SALTMEADOWS PHASES IIA & IIB IMPROVEMENTS]

March THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 1 day of March, 2025, by DV Rents, LLC, d/b/a Wilson Site & Utilities ("Contractor"), with an address of 30518 Saddlebag Trail, Myakka City, Florida 34251, in favor of the **Saltmeadows Community Development District** ("District"), which is a local unit of special-purpose government situated in Manatee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

4/2/22 WHEREAS, pursuant to that certain construction agreement ("Contract") dated 4/2/22 and between Contractor and Meritage Homes of Florida, Inc., ("Developer"), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A ("Improvements"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

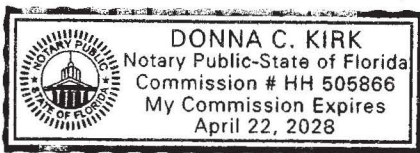
WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed \$733,131.74 (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.



DV RENTS, LLC, D/B/A WILSON SITE & UTILITIES

By: [Signature]
Its: [Signature]

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____ day of _____, 2025, by Donald Wilson as General Manager of DV Rents, LLC / d/b/a Wilson Site & Util and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Donna C. Kirk
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

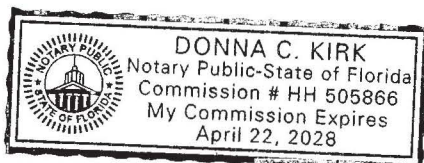


EXHIBIT A

Description of Saltmeadows Phases IIA & IIB Improvements

Phase IIA Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Stormwater Retention Areas, Lake Maintenance Easements, Public Flowage Easements, Landscape Buffers, Manatee County Maintenance and Access Easement and Manatee County Flowage Easement), Tracts 300, 301, 302 and 303 (Wetland and Wetland Buffers), and any and all "Drainage Easements," and "Public Flowage Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, and any "Public Utility Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIB Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Cattail Branch Lane), as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Cattail Branch Lane), Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Landscape Buffers, Lake Maintenance Easements, Manatee County Maintenance and Access Easement), Tracts 300 and 301 (Wetland and Wetland Buffers), and any and all "Public Drainage Easement," "Public Utility Easement," and "Drainage Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Cattail Branch Lane), and any "Public Utility Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

EXHIBIT A

Description of Saltmeadows Phases IIA & IIB Improvements CON'T.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Earthwork	\$67,292.00	\$56,978.60	\$7,104.00	\$3,209.40
Roadways	\$1,215,886.65	\$1,121,759.22	\$13,887.50	\$80,239.93
2A 2 nd Lift	\$243,990.28	\$231,577.76	\$0.00	\$12,412.50
2B 2 nd Lift	\$212,245.61	\$178,742.02	\$13,643.36	\$19,860.23
Stormwater	\$381,841.91	\$357,713.31	\$0.00	\$24,128.60
2B Storm Plan Changes	\$17,000.00	\$15,300.00	\$0.00	\$1,700.00
Sewer	\$832,210.01	\$785,740.34	\$2,246.13	\$44,223.54
Sewer Plan Changes	\$42,450.00	\$38,205.00	\$0.00	\$4,245.00
Water	\$682,734.43	\$640,716.67	\$2,450.00	\$39,567.76
2B Water Plan Changes	\$12,150.00	\$10,935.00	\$0.00	\$1,215.00
Reclaimed Water	\$480,154.28	\$451,587.84	\$150.00	\$28,416.44
TOTAL:	\$4,187,955.17	\$3,889,255.76	\$39,480.99	\$259,218.40

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED SALTMEADOWS-PHASE IIB TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SAID STREETS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER, AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT FOR EMERGENCY, LAW ENFORCEMENT, MAIL DELIVERY AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - PUBLIC RIGHT OF WAY OVER ALL STREETS SHOWN ON THIS PLAT (TRACT 100)
 - NON-EXCLUSIVE EASEMENT OVER ALL "DRAINAGE EASEMENTS" SHOWN ON THIS PLAT AND ALL EASEMENTS DESIGNATED AS "MANATEE COUNTY" SHOWN ON THIS PLAT.
- TO SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190 FLORIDA STATUTES, BY MANATEE COUNTY:
 - TRACTS 200 THROUGH 206: OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - TRACTS 300 THROUGH 301: WETLAND AND WETLAND BUFFERS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - TRACT 400: PASSIVE PARK. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS OVER ALL DRAINAGE EASEMENTS AND ALL RIGHT-OF-WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH AREAS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAY IMPROVEMENTS AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STREET LIGHT IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STREET LIGHT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHERE OF, THE CORPORATION, HAS CAUSED THE CERTIFICATE TO BE EXECUTED THIS _____ DAY OF _____, 2024.

BY: MERITAGE HOMES OF FLORIDA, INC.

BY: _____
STEVE HARDING, DIVISION PRESIDENT

WITNESSES:

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "(...)" PHYSICAL PRESENCE OR "(...)" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 2024, BY STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID COMPANY THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION ID INDICATED.

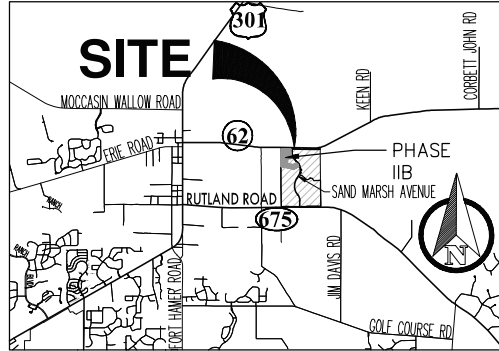
NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

(STAMP)

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE _____ DAY OF _____, 20____.

ATTEST:

ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FROM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLAT, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

THIS THE _____ DAY OF _____, 2024.

CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY COUNTY
SURVEYOR AND MAPPER

STATE OF FLORIDA)
SS)
COUNTY OF MANATEE)

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1 AND SECTION 332 AND 335 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BRIAN T. BELLINO, P.S.M.
MANATEE COUNTY SURVEYOR-DIVISION MANAGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4973

DATE: _____

NOTES:

INSTRUMENT NO: _____

- BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 19 EAST HAVING A GRID BEARING OF N00°25'42"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD83 2001 ADJUSTMENT. THE COORDINATES FOR NGS E565 (PID DE9099) AND THE NORTHEAST CORNER OF SECTION 28 (CCR 110756) WERE USED TO VALIDATE THE PROJECT.
- PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A GPS SURVEYING TECHNIQUE IN REAL TIME KINEMATIC MODE WITH CORRECTIONS PROVIDED BY THE FLORIDA PERMANENT REFERENCE NETWORK SITE "TO STROOP" REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR WAS IN EFFECT
- THE PROPERTY LIES WITHIN FLOOD ZONES "X" & "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12081C0184F REVISED 08/10/2021.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SALTMEADOWS HOME OWNER ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 11096012 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- NOTICE OF THE ESTABLISHMENT OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202241078920 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- FINAL CONVEYANCE OF ANY PUBLIC ROADWAY (IF ANY) AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT.
- ALL LOT LINES SHOWN HEREON THAT INTERSECT A CURVE ARE RADIAL UNLESS OTHERWISE INDICATED.
- TOTAL ACREAGE OF SUBDIVISION CONTAINS 21.72 ACRES, MORE/LESS.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE CERTIFICATION DATED APRIL 23, 2024 BY FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATE OF ACCEPTANCE

I, _____ AS CHAIRMAN, ON BEHALF OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DO HEREBY ACCEPT ALL DEDICATIONS TO THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT AS SHOWN HEREON.

BY: SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
_____, AS CHAIRMAN

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "(...)" PHYSICAL PRESENCE OR "(...)" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ON BEHALF OF SAID DISTRICT THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

(STAMP)

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, BENCHMARKS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: _____

SIGNATURE: "FOR CONFORMITY REVIEW"

JEFFREY E KISTNER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 7125
CERTIFICATE OF AUTHORIZATION # LB6982

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SHEET INDEX MAP

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE N88°39'20"W, ALONG THE NORTH LINE OF SAID SECTION 28, 614.87 FEET; THENCE S01°20'40"W, PERPENDICULAR TO SAID NORTH LINE, 139.52 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IA, AS RECORDED IN PLAT BOOK 76, PAGE 109, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF SALTMEADOWS, PHASE IA THE FOLLOWING COURSES: S00°53'45"W, 162.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 05°24'52"; ALONG THE ARC OF SAID CURVE 72.48 FEET; S07°33'39"W, 37.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N83°07'38"E, 775.00 FEET AND HAVING A CENTRAL ANGLE OF 14°10'57"; ALONG THE ARC OF SAID CURVE, 191.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S24°03'57"W, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 42°49'00"; ALONG THE ARC OF SAID CURVE, 26.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 07°34'05"; ALONG THE ARC OF SAID CURVE 101.31 FEET; S71°53'00"W, 80.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET AND A CENTRAL ANGLE OF 19°02'20"; ALONG THE ARC OF SAID CURVE 102.01 FEET; N89°04'40"W, 114.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'51"; ALONG THE ARC OF SAID CURVE 54.99 FEET; S00°54'28"W, 121.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 457.00 FEET AND A CENTRAL ANGLE OF 10°30'56"; ALONG THE ARC OF SAID CURVE 83.83 FEET; S11°25'04"W, 45.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; ALONG THE ARC OF SAID CURVE 54.98 FEET; S78°34'56"E, 344.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 73.44 FEET; N56°10'27"E, 135.81 FEET; N53°30'56"E, 50.09 FEET; S40°59'44"E, 75.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 679.00 FEET AND A CENTRAL ANGLE OF 01°49'26"; ALONG THE ARC OF SAID CURVE 21.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 95°20'45"; ALONG THE ARC OF SAID CURVE, 58.24 FEET; S48°17'06"E, 51.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S33°49'33"E, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 95°15'21"; ALONG THE ARC OF SAID CURVE, 58.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 06°52'30"; ALONG THE ARC OF SAID CURVE, 82.79 FEET; TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IB & IC, RECORDED IN PLAT BOOK 77, PAGE 194, OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: S56°10'27"W, 196.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 311.91 FEET; N78°34'56"W, 722.72 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT 200 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE N58°30'02"W, ALONG SAID NORTHERLY LINE, 52.96 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 28; THENCE, N00°16'03"W, ALONG SAID WEST LINE, 1,169.25 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 502 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: S89°04'40"E, 662.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°58'26"; ALONG THE ARC OF SAID CURVE 54.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 945,920 SQUARE FEET OR 21.72 ACRES, MORE OR LESS.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS TO MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, THE "COMPANY", ITS SUCCESSORS OR ASSIGNS FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. THESE EASEMENT ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND ALONG ALL TRACTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES, FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY FOR CABLE T.V. IS INCLUDED.

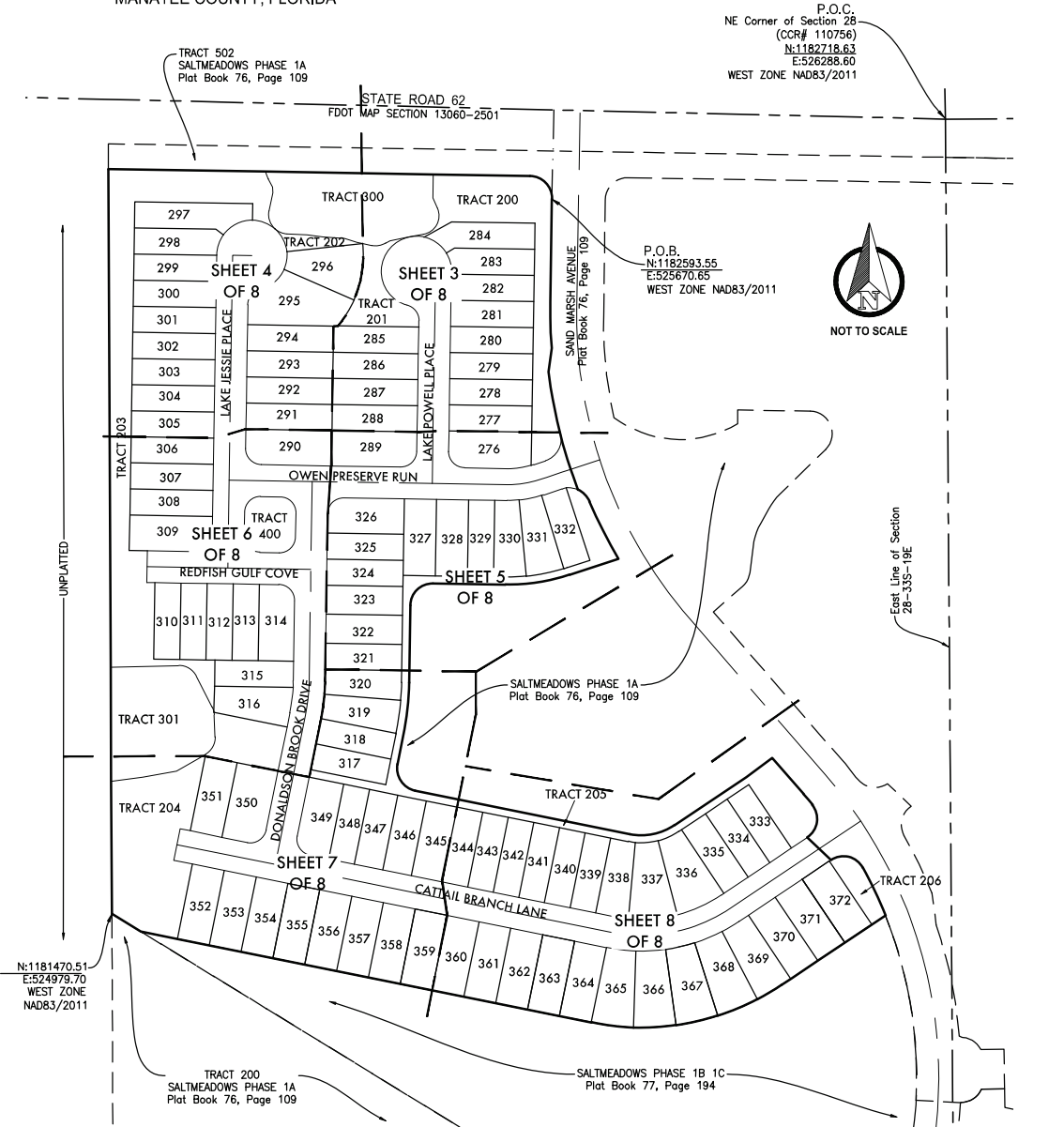
TRACT DESIGNATION

TRACT 100:	PUBLIC RIGHT-OF-WAY
TRACTS 200-206:	OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT
TRACTS 300-301:	WETLAND AND WETLAND BUFFERS
TRACT 400:	PASSIVE PARK

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8



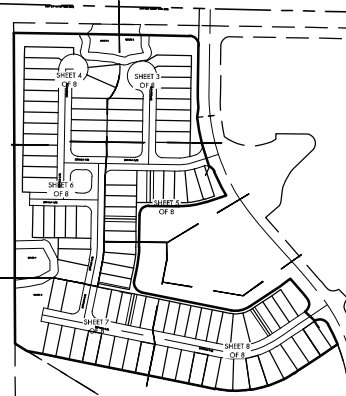
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

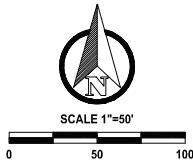
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8



KEY MAP
NOT TO SCALE

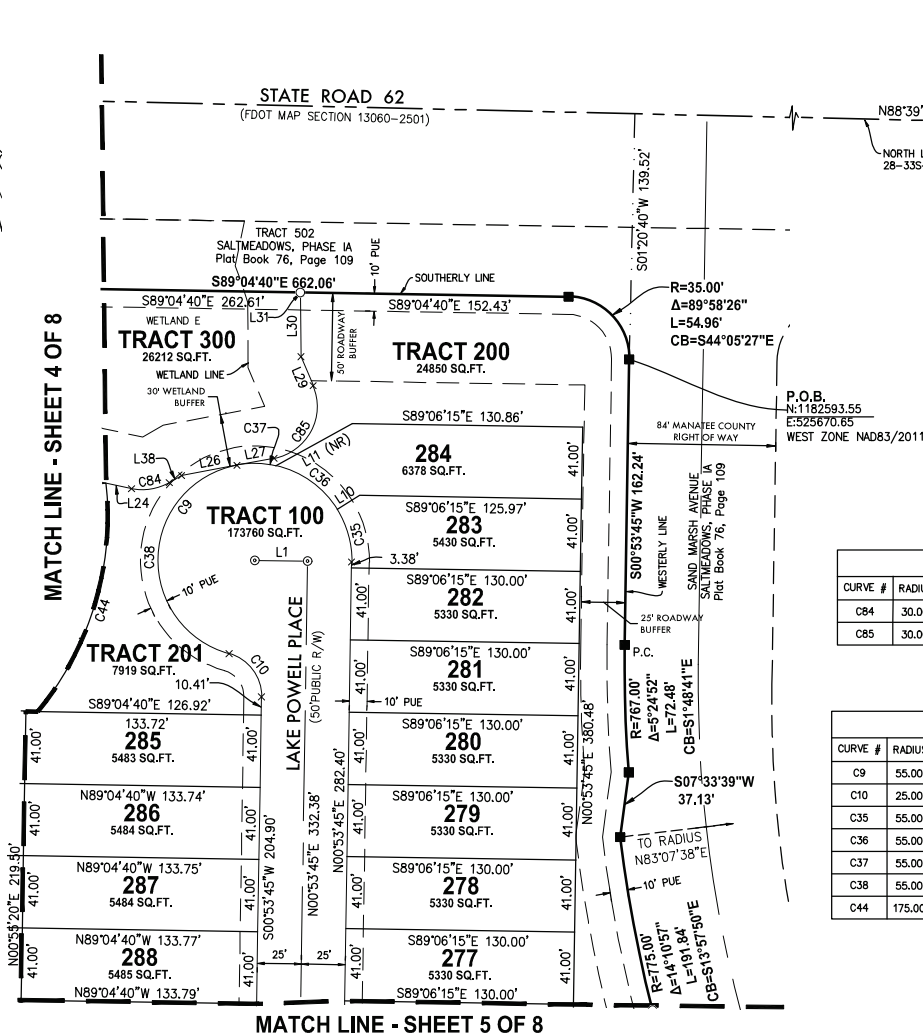


LEGEND:

- NAIL AND DISK SET (P.C.P. # LB6982)
- NAIL AND DISK FOUND (AS NOTED)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (# LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- POINT OF BEGINNING
- P.O.B.
- POINT OF COMMENCEMENT
- P.C.
- POINT OF CURVATURE
- P.C.C.
- POINT OF COMPOUND CURVE
- P.R.C.
- POINT OF REVERSE CURVE
- FDOT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- COR
- CERTIFIED CORNER REFERENCE
- LB
- LICENSED BUSINESS
- LS
- LICENSED SURVEYOR
- R/W
- RIGHT OF WAY
- O.R.B.
- OFFICIAL RECORD BOOK
- PG.
- PAGE
- DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ
- CENTRAL ANGLE
- R
- RADIUS
- L
- ARC LENGTH
- CB
- CHORD BEARING
- (NR)
- NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



P.O.C.
NE Corner of Section 28
(CCR# 110756)
N:1182718.63
E:526288.60
WEST ZONE NAD83/2011

N88°39'20"W 614.87'
NORTH LINE OF SECTION
28-33S-19E

21 22
28 27

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C84	30.00'	42°30'49"	22.3'	S80°58'51"W
C85	30.00'	102°22'30"	53.6'	S28°14'21"W

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°06'15"E	30.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C9	55.00'	255°31'21"	245.28'	S53°08'05"W
C10	25.00'	75°31'21"	32.95'	N36°51'55"W
C35	55.00'	32°30'17"	31.20'	N15°21'23"W
C36	55.00'	45°50'30"	44.00'	N54°31'46"W
C37	55.00'	23°07'21"	22.20'	N89°00'41"W
C38	55.00'	154°03'10"	147.88'	S02°23'59"W
C44	175.00'	45°31'11"	139.03'	N16°36'56"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L24	N77°45'45"W	14.9'
L26	S79°25'36"W	32.0'
L27	S79°25'36"W	21.5'
L29	S22°56'54"E	17.9'
L30	S00°15'58"E	36.1'
L31	S18°53'59"E	0.5'
L38	S59°43'27"W	8.1'

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L10	N58°23'29"E	15.00'
L11	S60°59'33"W	49.64'

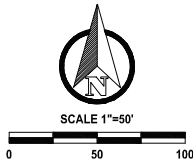
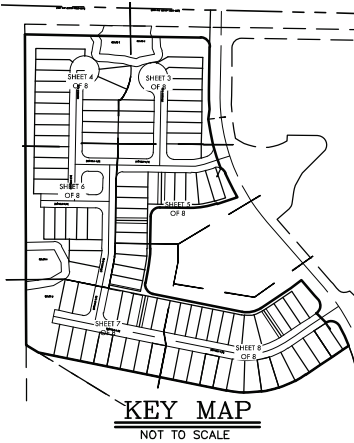
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8

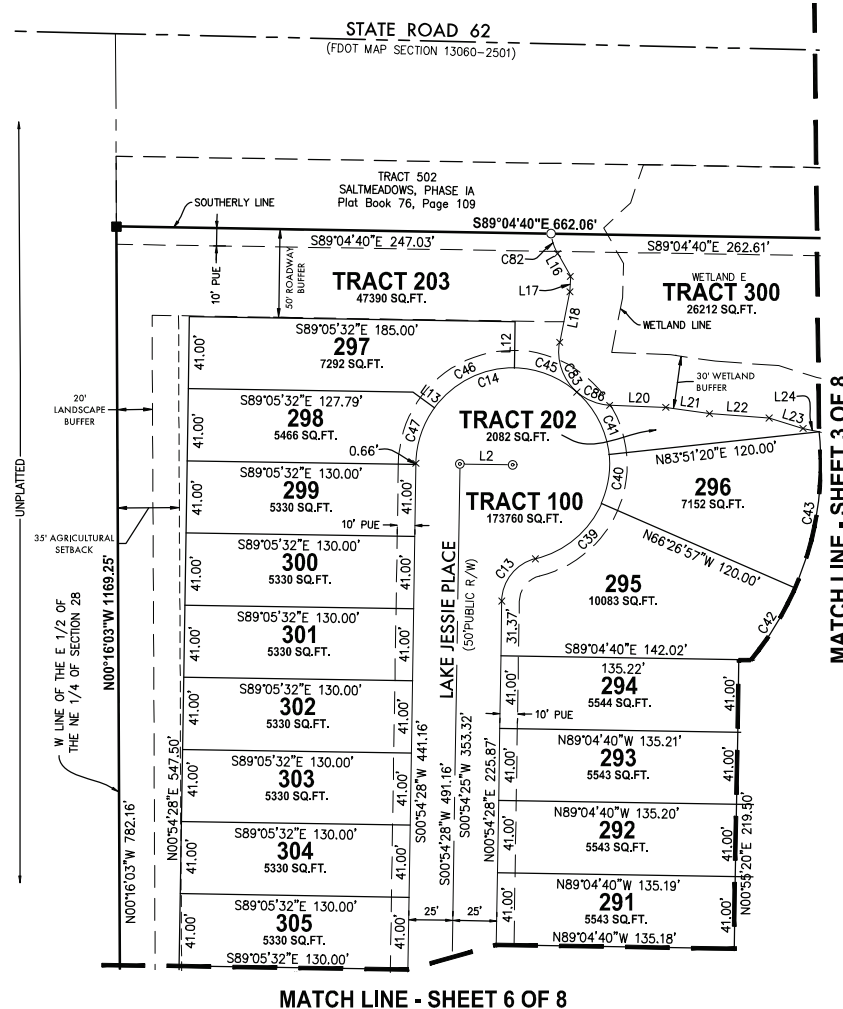


LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L2	N89°05'32"W	30.00'

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N29°13'52"W	14.8'
L17	N01°44'51"E	8.6'
L18	N11°16'58"E	29.2'
L20	N87°55'27"W	31.9'
L21	N81°43'18"W	25.1'
L22	N85°55'04"W	34.0'
L23	N72°52'47"W	20.2'
L24	N77°45'45"W	9.2'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C82	30.00'	23°00'53"	12.1'	N17°43'26"W
C83	30.00'	59°55'26"	31.4'	N18°40'45"W
C86	30.00'	39°16'58"	20.6'	N6°16'58"W

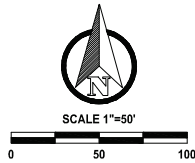
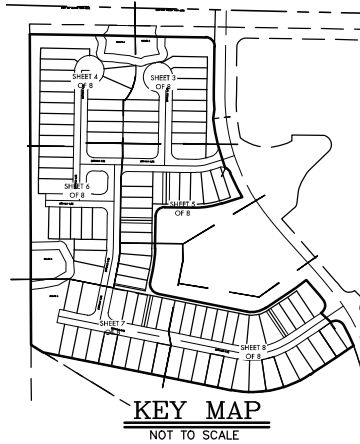
PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L12	N00°54'28"E	26.34'
L13	S53°54'07"E	15.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C13	25.00'	75°31'21"	32.95'	S38°40'09"W
C14	55.00'	255°31'21"	245.28'	N51°19'51"W
C39	55.00'	52°52'46"	50.76'	N49°59'26"E
C40	55.00'	29°41'43"	28.51'	N08°42'12"E
C41	55.00'	42°29'49"	40.79'	N27°23'34"W
C42	175.00'	15°49'28"	48.33'	N31°27'47"E
C43	175.00'	29°41'43"	90.70'	N08°42'12"E
C45	55.00'	40°27'03"	38.83'	N68°52'00"W
C46	55.00'	54°48'36"	52.61'	S63°30'10"W
C47	55.00'	35°11'24"	33.78'	S18°30'10"W

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



LEGEND:

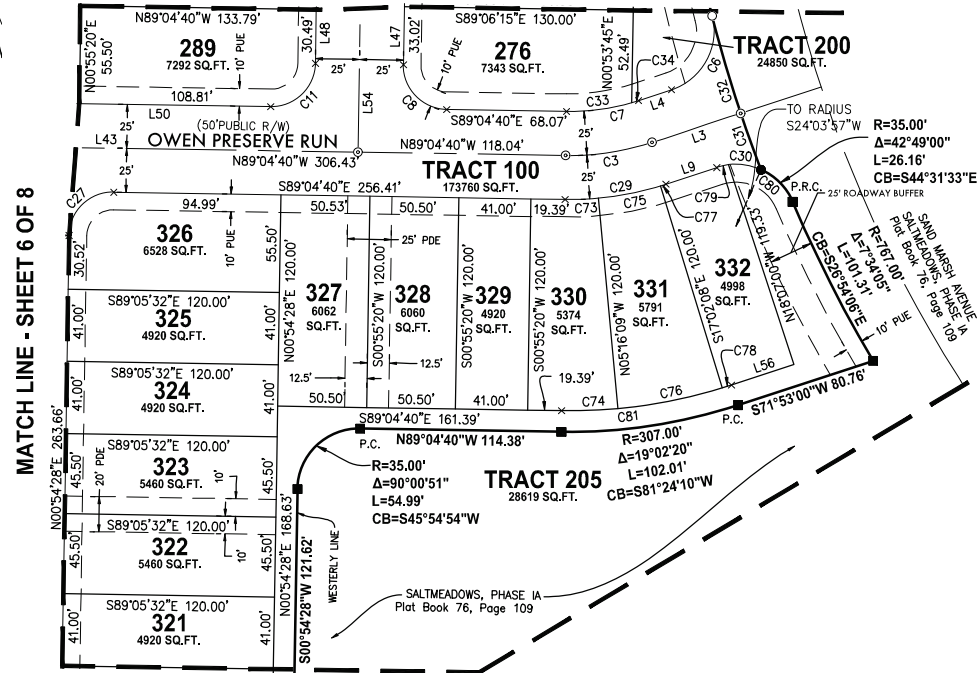
- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C3	150.00'	19°02'20"	49.84'	N81°24'10"E	49.81'

MATCH LINE - SHEET 3 OF 8



CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L3	N71°53'00"E	52.94'
L43	S89°04'40"E	318.98'
L54	N00°53'45"E	332.38'

MATCH LINE - SHEET 7 OF 8

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L4	N71°53'00"E	19.74'
L9	S71°53'00"W	30.43'
L47	N00°53'45"E	282.40'
L48	S00°53'45"W	204.90'
L50	N89°04'40"W	218.98'
L56	N71°53'00"E	37.23'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C6	35.00'	86°09'13"	52.63'	N28°48'24"E
C7	125.00'	19°02'20"	41.54'	N81°24'10"E
C8	25.00'	89°58'26"	39.26'	S44°05'27"E
C11	25.00'	90°01'34"	39.28'	N45°54'33"E
C27	25.00'	90°00'51"	39.28'	S45°54'54"W
C29	175.00'	19°02'20"	58.15'	N81°24'10"E
C30	35.00'	42°10'57"	25.77'	N87°01'31"W
C31	775.00'	2°31'11"	34.08'	S19°47'43"E
C32	775.00'	4°15'54"	57.69'	S16°24'10"E
C33	125.00'	17°11'21"	37.50'	N82°19'39"E
C34	125.00'	1°50'58"	4.04'	N72°48'29"E
C73	175.00'	6°11'29"	18.91'	N87°49'35"E
C74	295.00'	6°11'29"	31.88'	N87°49'35"E
C75	175.00'	11°45'59"	35.94'	N78°50'51"E
C76	295.00'	11°45'59"	60.58'	N78°50'51"E
C77	175.00'	1°04'52"	3.30'	N72°25'26"E
C78	295.00'	1°04'52"	5.57'	N72°25'26"E
C79	35.00'	11°11'24"	6.84'	S77°28'42"W
C80	35.00'	73°48'33"	45.09'	N60°01'20"W
C81	295.00'	19°02'20"	98.03'	N81°24'10"E

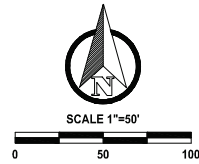
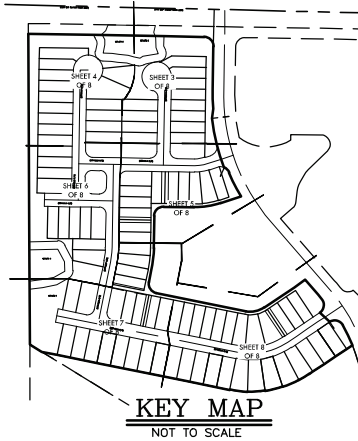
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8



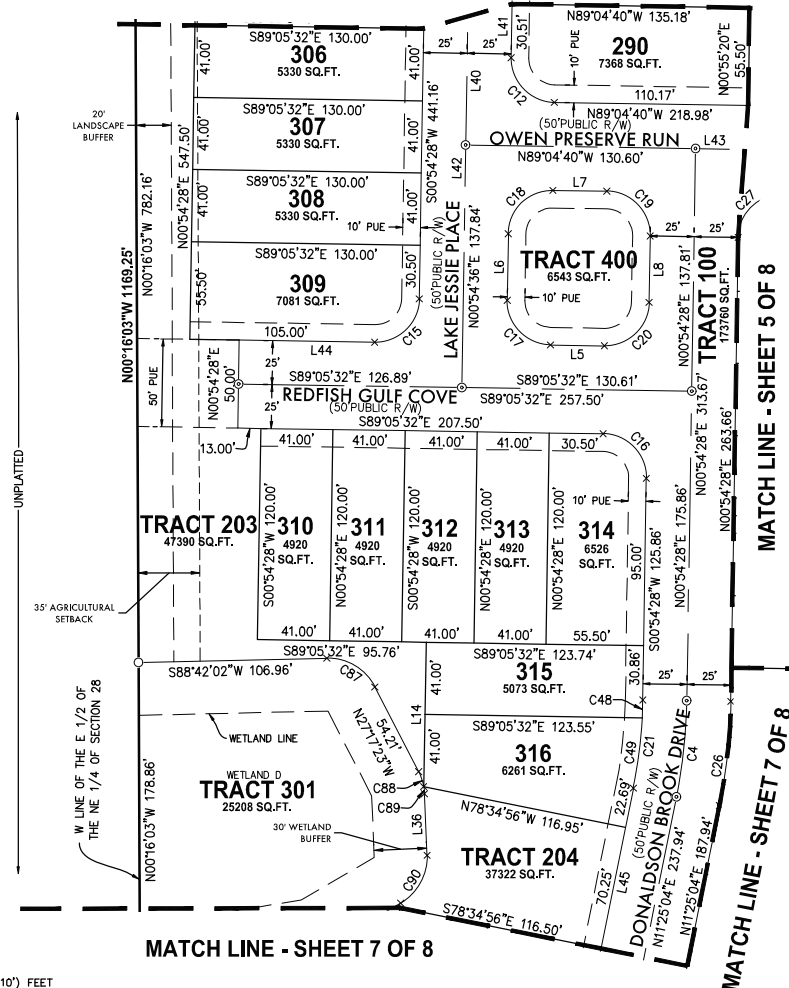
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC UTILITY EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- SQ.FT. - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- COR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 4 OF 8



WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L36	N02°20'24\"W	35.0'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C87	30.00'	64°00'35\"	33.5'	N59°17'40\"W
C88	30.00'	17°09'29\"	9.0'	N16°42'38\"W
C89	30.00'	7°47'29\"	4.1'	N06°14'09\"W
C90	30.00'	62°12'56\"	32.6'	N28°46'04\"E

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L5	S89°05'32\"E	30.61'
L6	S00°54'28\"W	37.83'
L7	N89°04'40\"W	30.61'
L8	N00°54'28\"E	37.82'
L14	N00°54'28\"E	82.00'
L41	N00°54'28\"E	225.87'
L44	S89°05'32\"E	76.89'
L45	S11°25'04\"W	187.94'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C12	25.00'	89°59'09\"	39.26'	S44°05'06\"E
C15	25.00'	90°00'00\"	39.27'	N45°54'28\"E
C16	25.00'	90°00'00\"	39.27'	N44°05'32\"W
C17	25.00'	90°00'00\"	39.27'	S44°05'32\"E
C18	25.00'	90°00'51\"	39.28'	S45°54'54\"W
C19	25.00'	89°59'09\"	39.26'	N44°05'06\"W
C20	25.00'	90°00'00\"	39.27'	N45°54'28\"E
C21	275.00'	10°30'36\"	50.44'	N06°09'46\"E
C26	325.00'	10°30'36\"	59.62'	N06°09'46\"E
C27	25.00'	90°00'51\"	39.28'	S45°54'54\"W
C48	275.00'	2°06'45\"	10.14'	N01°57'51\"E
C49	275.00'	82°3'51\"	40.31'	N07°13'09\"E

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L40	S00°54'25\"W	353.32'
L42	S00°54'28\"W	491.16'
L43	N89°04'40\"W	318.98'

CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C4	300.00'	10°30'36\"	55.03'	N06°09'46\"E	54.95'

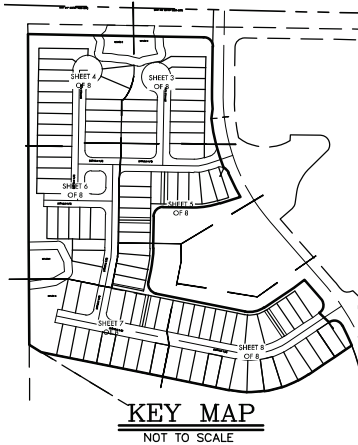
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

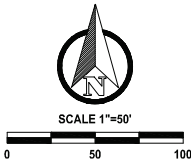
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 7 OF 8



KEY MAP
NOT TO SCALE

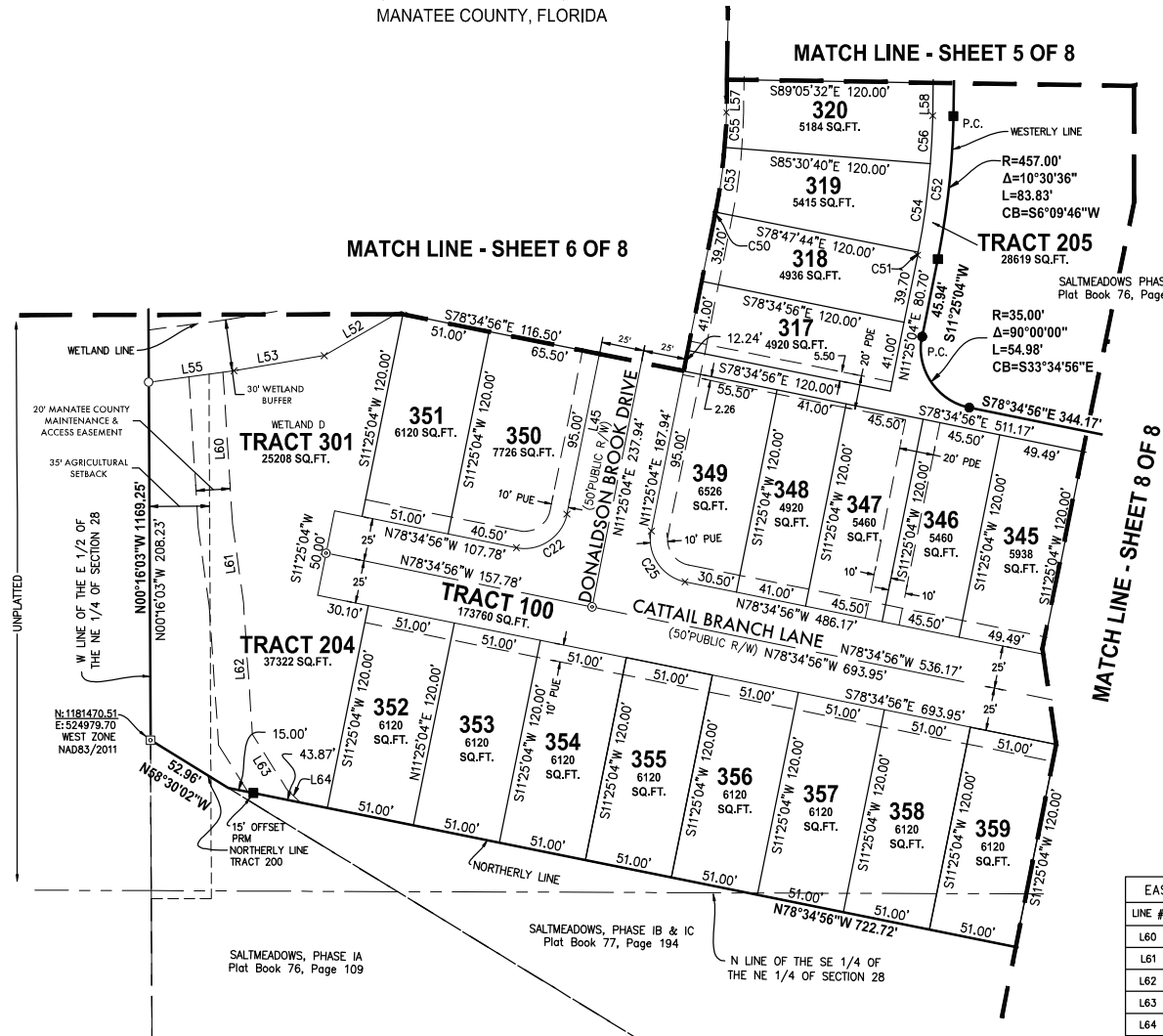


LEGEND:

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - P.O.B.
- - POINT OF COMMENCEMENT
- - P.C.
- - POINT OF CURVATURE
- - P.C.C.
- - POINT OF COMPOUND CURVE
- - P.C.C.
- - POINT OF REVERSE CURVE
- - P.R.C.
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - CCR
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - LS
- - RIGHT OF WAY
- - R/W
- - OFFICIAL RECORD BOOK
- - O.R.B.
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - X
- - CENTRAL ANGLE
- - Δ
- - RADIUS
- - R
- - ARC LENGTH
- - L
- - CHORD BEARING
- - CB
- - (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L45	N11°25'04"E	187.94'
L57	S00°54'28"W	19.13'
L58	N00°54'28"E	19.13'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C22	25.00'	90°00'00"	39.27'	N56°25'04"E
C25	25.00'	90°00'00"	39.27'	S33°34'56"E
C50	325.00'	0°12'48"	1.21'	N11°18'40"E
C51	445.00'	0°12'48"	1.66'	N11°18'40"E
C52	445.00'	10°30'36"	81.63'	N06°09'46"E
C53	325.00'	6°42'56"	38.09'	N07°50'48"E
C54	445.00'	6°42'56"	52.16'	N07°50'48"E
C55	325.00'	3°34'52"	20.31'	N02°41'54"E
C56	445.00'	3°34'52"	27.81'	N02°41'54"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L52	N59°52'32"E	53.4'
L53	N80°30'50"E	53.1'
L55	N82°25'18"E	50.0'

EASEMENT LINE DATA		
LINE #	DIRECTION	LENGTH
L60	N03°34'03"W	88.53'
L61	N07°55'32"W	45.95'
L62	N03°53'59"W	76.75'
L63	N32°02'12"W	37.61'
L64	N45°15'18"W	11.04'

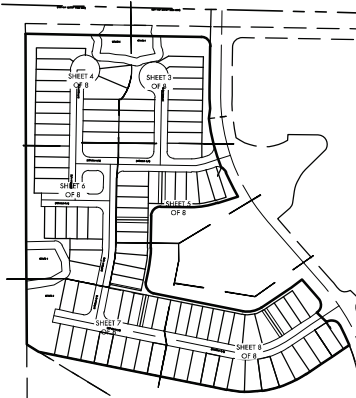
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

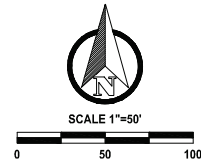
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



KEY MAP
NOT TO SCALE



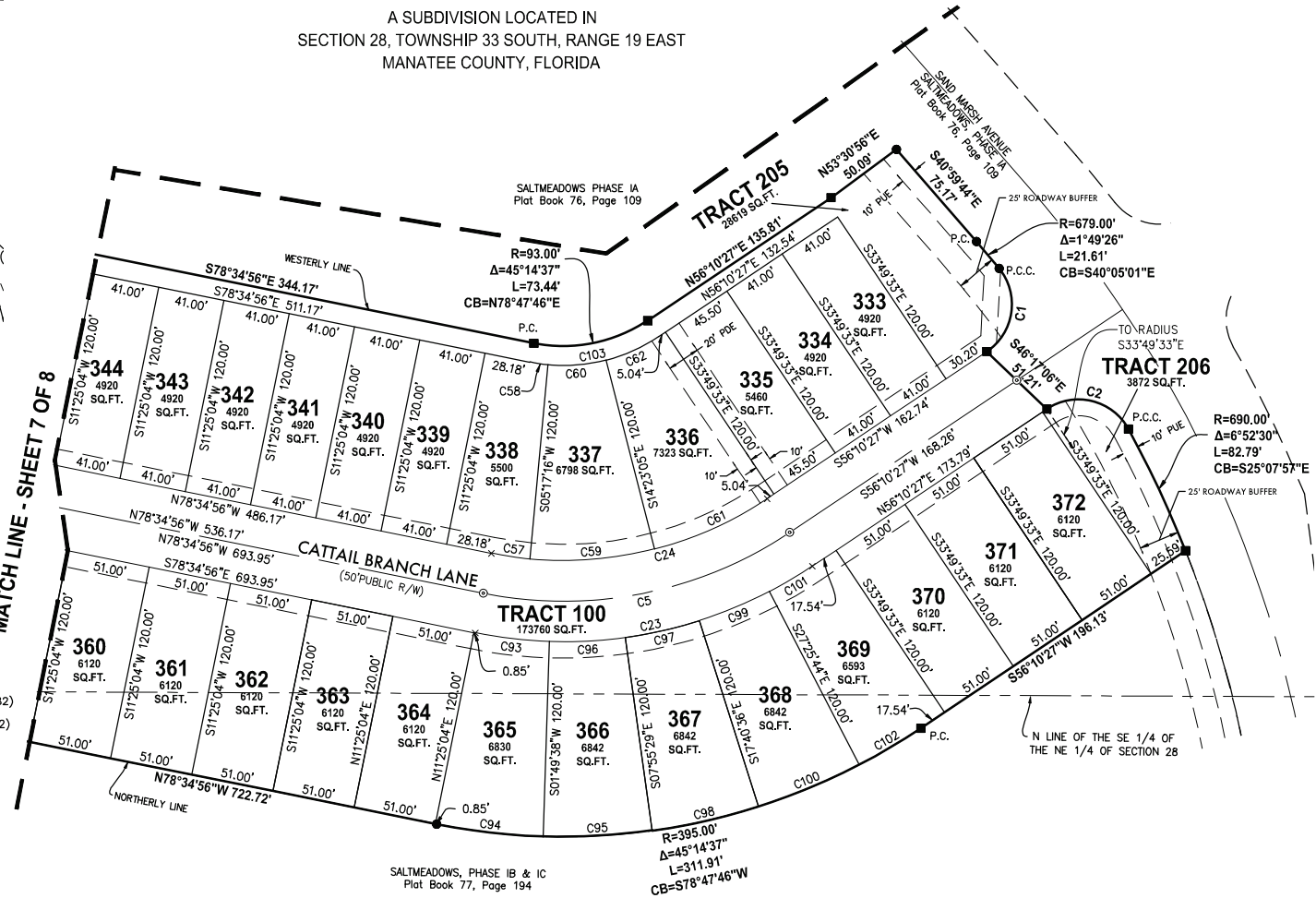
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ▢ - PERMANENT REFERENCE MONUMENT FOUND
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 7 OF 8



CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
C5	250.00'	45°14'37"	197.41'	S78°47'46"W	192.32'	104.18'

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	35.00'	95°20'45"	58.24'	S08°30'04"W
C2	35.00'	95°15'21"	58.19'	S76°11'53"E

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C23	275.00'	45°14'37"	217.15'	N78°47'46"E
C24	225.00'	45°14'37"	177.67'	N78°47'46"E
C57	225.00'	6°07'48"	24.07'	S81°38'50"E
C58	105.00'	6°07'48"	11.23'	S81°38'50"E
C59	225.00'	19°40'21"	77.25'	N85°22'22"E
C60	105.00'	19°40'21"	36.05'	N85°22'22"E
C61	225.00'	19°26'28"	76.35'	N65°53'41"E
C62	105.00'	19°26'28"	35.63'	N65°53'41"E
C93	275.00'	9°35'26"	46.03'	S83°22'39"E
C94	395.00'	9°35'26"	66.12'	N83°22'39"W
C95	395.00'	9°45'07"	67.23'	S86°57'05"W
C96	275.00'	9°45'07"	46.81'	N86°57'05"E
C97	275.00'	9°45'07"	46.81'	N77°11'57"E
C98	395.00'	9°45'07"	67.23'	S77°11'57"W
C99	275.00'	9°45'07"	46.81'	N67°26'50"E

C100	395.00'	9°45'07"	67.23'	S67°26'50"W
C101	275.00'	6°23'49"	30.70'	N59°22'22"E
C102	395.00'	6°23'49"	44.10'	S59°22'22"W
C103	105.00'	45°14'37"	82.91'	N78°47'46"E

LINE #	DIRECTION	LENGTH
--------	-----------	--------

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

DISTRICT ENGINEER'S CERTIFICATE
[SALTMEADOWS PHASES IIA & IIB IMPROVEMENTS]

April 12, 2025

Board of Supervisors
Saltmeadows Community Development District

Re: Acquisition of Improvements

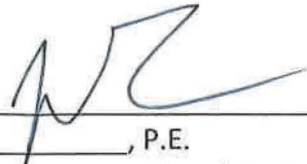
Ladies and Gentlemen:

The undersigned is a representative of ZNS Engineering, L.C. ("**District Engineer**"), as District Engineer for the Saltmeadows Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Meritage Homes of Florida, Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

ZNS ENGINEERING, L.C.


_____, P.E.
Florida Registration No. 64692
District Engineer

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of April, 2025, by Jeb Mulock as president of ZNS Engineering, L.C., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)



NOTARY PUBLIC, STATE OF Florida

Name: Shaara Johnson
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Saltmeadows Phases IIA & IIB Improvements

Phase IIA Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Stormwater Retention Areas, Lake Maintenance Easements, Public Flowage Easements, Landscape Buffers, Manatee County Maintenance and Access Easement and Manatee County Flowage Easement), Tracts 300, 301, 302 and 303 (Wetland and Wetland Buffers), and any and all "Drainage Easements," and "Public Flowage Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, and any "Public Utility Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIB Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Cattail Branch Lane), as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Cattail Branch Lane), Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Landscape Buffers, Lake Maintenance Easements, Manatee County Maintenance and Access Easement), Tracts 300 and 301 (Wetland and Wetland Buffers), and any and all "Public Drainage Easement," "Public Utility Easement," and "Drainage Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Cattail Branch Lane), and any "Public Utility Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Earthwork	\$67,292.00	\$56,978.60	\$7,104.00	\$3,209.40
Roadways	\$1,215,886.65	\$1,121,759.22	\$13,887.50	\$80,239.93
2A 2 nd Lift	\$243,990.28	\$231,577.76	\$0.00	\$12,412.50
2B 2 nd Lift	\$212,245.61	\$178,742.02	\$13,643.36	\$19,860.23
Stormwater	\$381,841.91	\$357,713.31	\$0.00	\$24,128.60
2B Storm Plan Changes	\$17,000.00	\$15,300.00	\$0.00	\$1,700.00
Sewer	\$832,210.01	\$785,740.34	\$2,246.13	\$44,223.54
Sewer Plan Changes	\$42,450.00	\$38,205.00	\$0.00	\$4,245.00
Water	\$682,734.43	\$640,716.67	\$2,450.00	\$39,567.76
2B Water Plan Changes	\$12,150.00	\$10,935.00	\$0.00	\$1,215.00
Reclaimed Water	\$480,154.28	\$451,587.84	\$150.00	\$28,416.44
TOTAL:	\$4,187,955.17	\$3,889,255.76	\$39,480.99	\$259,218.40

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED SALTMEADOWS-PHASE IIB TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SAID STREETS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER, AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT FOR EMERGENCY, LAW ENFORCEMENT, MAIL DELIVERY AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - PUBLIC RIGHT OF WAY OVER ALL STREETS SHOWN ON THIS PLAT (TRACT 100)
 - NON-EXCLUSIVE EASEMENT OVER ALL "DRAINAGE EASEMENTS" SHOWN ON THIS PLAT AND ALL EASEMENTS DESIGNATED AS "MANATEE COUNTY" SHOWN ON THIS PLAT.
- TO SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190 FLORIDA STATUTES, BY MANATEE COUNTY:
 - TRACTS 200 THROUGH 206: OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - TRACTS 300 THROUGH 301: WETLAND AND WETLAND BUFFERS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - TRACT 400: PASSIVE PARK. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS OVER ALL DRAINAGE EASEMENTS AND ALL RIGHT-OF-WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH AREAS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAY IMPROVEMENTS AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STREET LIGHT IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STREET LIGHT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHERE OF, THE CORPORATION, HAS CAUSED THE CERTIFICATE TO BE EXECUTED THIS _____ DAY OF _____, 2024.

BY: MERITAGE HOMES OF FLORIDA, INC.

BY: _____
STEVE HARDING, DIVISION PRESIDENT

WITNESSES:

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "()" PHYSICAL PRESENCE OR "()" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 2024, BY STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID COMPANY THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION ID INDICATED.

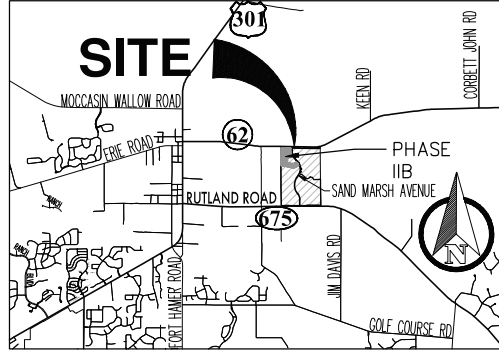
NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

(STAMP)

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE _____ DAY OF _____, 20____.

ATTEST:

ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FROM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLAT, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

THIS THE _____ DAY OF _____, 2024.

CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY COUNTY
SURVEYOR AND MAPPER

STATE OF FLORIDA)
SS)
COUNTY OF MANATEE)

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1 AND SECTION 332 AND 335 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BRIAN T. BELLINO, P.S.M.
MANATEE COUNTY SURVEYOR-DIVISION MANAGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4973

DATE: _____

NOTES:

INSTRUMENT NO: _____

- BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON THE THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 19 EAST HAVING A GRID BEARING OF N00°25'42"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD83 2001 ADJUSTMENT. THE COORDINATES FOR NGS E565 (PID DE9099) AND THE NORTHEAST CORNER OF SECTION 28 (CCR 110756) WERE USED TO VALIDATE THE PROJECT.
- PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A GPS SURVEYING TECHNIQUE IN REAL TIME KINEMATIC MODE WITH CORRECTIONS PROVIDED BY THE FLORIDA PERMANENT REFERENCE NETWORK SITE "TO STROOP" REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR WAS IN EFFECT
- THE PROPERTY LIES WITHIN FLOOD ZONES "X" & "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12081C0184F REVISED 08/10/2021.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SALTMEADOWS HOME OWNER ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 11096012 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- NOTICE OF THE ESTABLISHMENT OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202241078920 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- FINAL CONVEYANCE OF ANY PUBLIC ROADWAY (IF ANY) AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT.
- ALL LOT LINES SHOWN HEREON THAT INTERSECT A CURVE ARE RADIAL UNLESS OTHERWISE INDICATED.
- TOTAL ACREAGE OF SUBDIVISION CONTAINS 21.72 ACRES, MORE/LESS.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE CERTIFICATION DATED APRIL 23, 2024 BY FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATE OF ACCEPTANCE

I, _____ AS CHAIRMAN, ON BEHALF OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DO HEREBY ACCEPT ALL DEDICATIONS TO THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT AS SHOWN HEREON.

BY: SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
_____, AS CHAIRMAN

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "()" PHYSICAL PRESENCE OR "()" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ON BEHALF OF SAID DISTRICT THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

(STAMP)

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, BENCHMARKS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: _____

SIGNATURE: "FOR CONFORMITY REVIEW"

JEFFREY E KISTNER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 7125
CERTIFICATE OF AUTHORIZATION # LB6982

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SHEET INDEX MAP

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE N88°39'20"W, ALONG THE NORTH LINE OF SAID SECTION 28, 614.87 FEET; THENCE S01°20'40"W, PERPENDICULAR TO SAID NORTH LINE, 139.52 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IA, AS RECORDED IN PLAT BOOK 76, PAGE 109, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF SALTMEADOWS, PHASE IA THE FOLLOWING COURSES: S00°53'45"W, 162.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 05°24'52"; ALONG THE ARC OF SAID CURVE 72.48 FEET; S07°33'39"W, 37.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N83°07'38"E, 775.00 FEET AND HAVING A CENTRAL ANGLE OF 14°10'57"; ALONG THE ARC OF SAID CURVE, 191.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S24°03'57"W, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 42°49'00"; ALONG THE ARC OF SAID CURVE, 26.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 07°34'05"; ALONG THE ARC OF SAID CURVE 101.31 FEET; S71°53'00"W, 80.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET AND A CENTRAL ANGLE OF 19°02'20"; ALONG THE ARC OF SAID CURVE 102.01 FEET; N89°04'40"W, 114.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'51"; ALONG THE ARC OF SAID CURVE 54.99 FEET; S00°54'28"W, 121.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 457.00 FEET AND A CENTRAL ANGLE OF 10°30'56"; ALONG THE ARC OF SAID CURVE 83.83 FEET; S11°25'04"W, 45.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; ALONG THE ARC OF SAID CURVE 54.98 FEET; S78°34'56"E, 344.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 73.44 FEET; N56°10'27"E, 135.81 FEET; N53°30'56"E, 50.09 FEET; S40°59'44"E, 75.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 679.00 FEET AND A CENTRAL ANGLE OF 01°49'26"; ALONG THE ARC OF SAID CURVE 21.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 95°20'45"; ALONG THE ARC OF SAID CURVE, 58.24 FEET; S48°17'06"E, 51.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S33°49'33"E, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 95°15'21"; ALONG THE ARC OF SAID CURVE, 58.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 06°52'30"; ALONG THE ARC OF SAID CURVE, 82.79 FEET; TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IB & IC, RECORDED IN PLAT BOOK 77, PAGE 194, OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: S56°10'27"W, 196.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 311.91 FEET; N78°34'56"W, 722.72 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT 200 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE N58°30'02"W, ALONG SAID NORTHERLY LINE, 52.96 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 28; THENCE, N00°16'03"W, ALONG SAID WEST LINE, 1,169.25 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 502 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: S89°04'40"E, 662.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°58'26"; ALONG THE ARC OF SAID CURVE 54.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 945,920 SQUARE FEET OR 21.72 ACRES, MORE OR LESS.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS TO MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, THE "COMPANY", ITS SUCCESSORS OR ASSIGNS FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. THESE EASEMENT ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND ALONG ALL TRACTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES, FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY FOR CABLE T.V. IS INCLUDED.

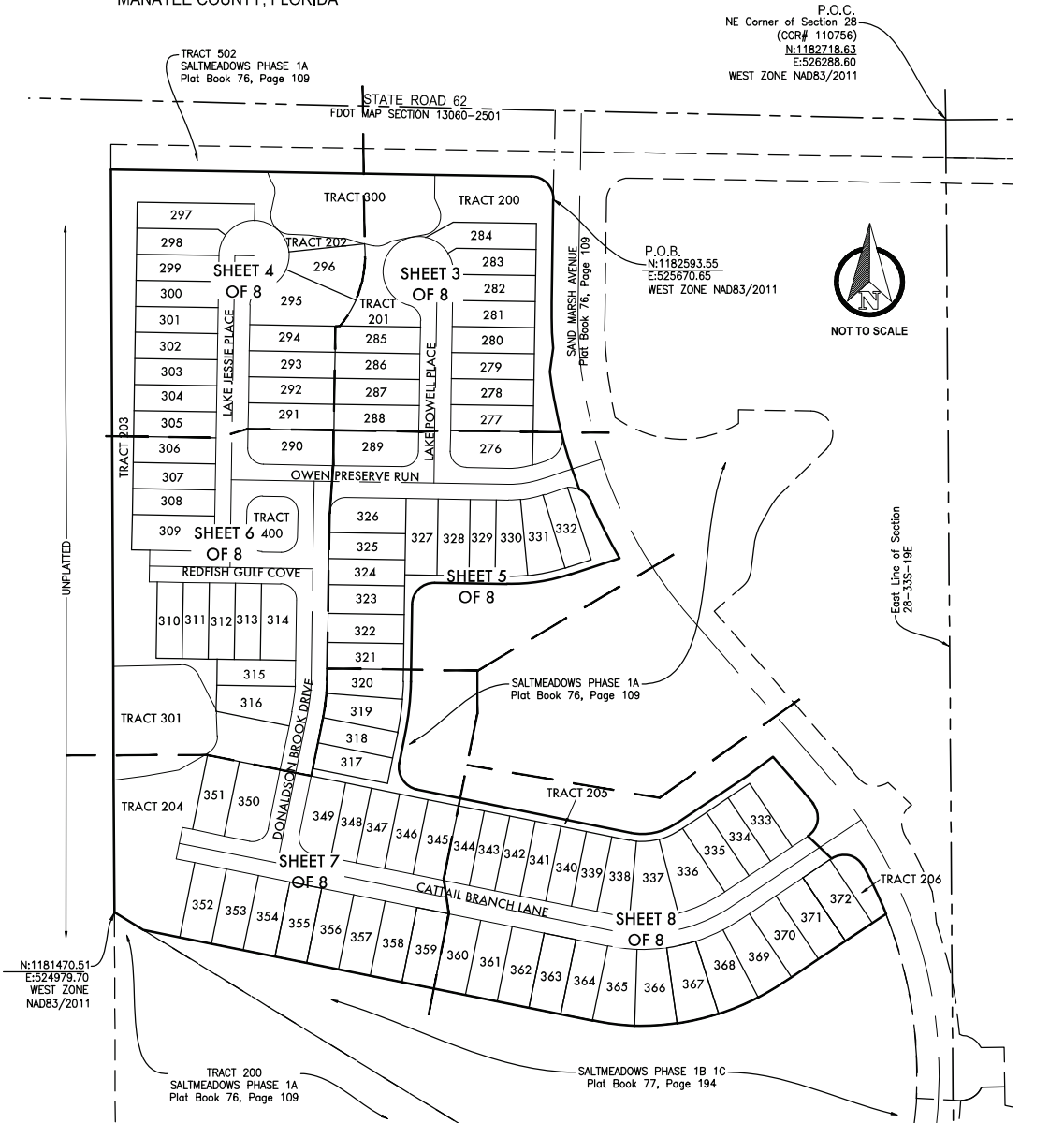
TRACT DESIGNATION

- | | |
|-----------------|--|
| TRACT 100: | PUBLIC RIGHT-OF-WAY |
| TRACTS 200-206: | OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT |
| TRACTS 300-301: | WETLAND AND WETLAND BUFFERS |
| TRACT 400: | PASSIVE PARK |

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8



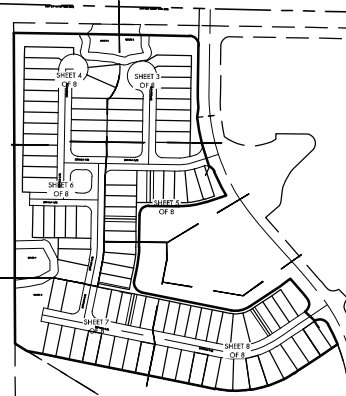
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

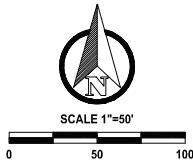
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8



KEY MAP
NOT TO SCALE

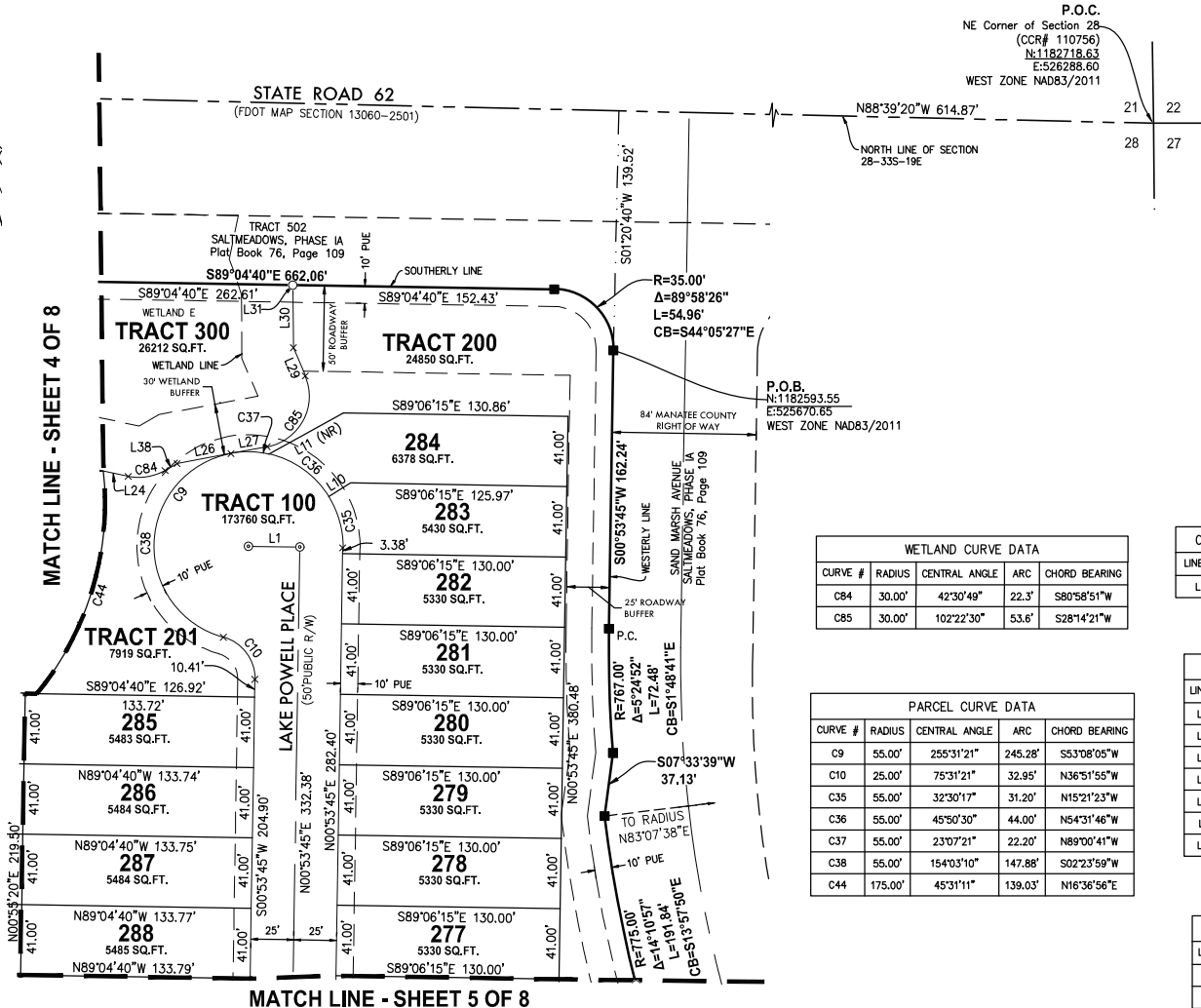


LEGEND:

- NAIL AND DISK SET (P.C.P. # LB6982)
- NAIL AND DISK FOUND (AS NOTED)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (# LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- POINT OF BEGINNING
- P.O.B.
- POINT OF COMMENCEMENT
- P.C.
- POINT OF CURVATURE
- P.C.C.
- POINT OF COMPOUND CURVE
- P.R.C.
- POINT OF REVERSE CURVE
- FDOT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- COR
- CERTIFIED CORNER REFERENCE
- LB
- LICENSED BUSINESS
- LS
- LICENSED SURVEYOR
- R/W
- RIGHT OF WAY
- O.R.B.
- OFFICIAL RECORD BOOK
- PG.
- PAGE
- DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ
- CENTRAL ANGLE
- R
- RADIUS
- L
- ARC LENGTH
- CB
- CHORD BEARING
- (NR)
- NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C84	30.00'	42°30'49"	22.3'	S80°58'51"W
C85	30.00'	102°22'30"	53.6'	S28°14'21"W

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°06'15"E	30.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C9	55.00'	255°31'21"	245.28'	S53°08'05"W
C10	25.00'	75°31'21"	32.95'	N36°51'55"W
C35	55.00'	32°30'17"	31.20'	N15°21'23"W
C36	55.00'	45°50'30"	44.00'	N54°31'46"W
C37	55.00'	23°07'21"	22.20'	N89°00'41"W
C38	55.00'	154°03'10"	147.88'	S02°23'59"W
C44	175.00'	45°31'11"	139.03'	N16°36'56"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L24	N77°45'45"W	14.9'
L26	S79°25'36"W	32.0'
L27	S79°25'36"W	21.5'
L29	S22°56'54"E	17.9'
L30	S00°15'58"E	36.1'
L31	S18°53'59"E	0.5'
L38	S59°43'27"W	8.1'

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L10	N58°23'29"E	15.00'
L11	S60°59'33"W	49.64'

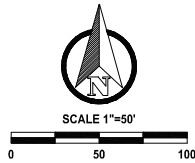
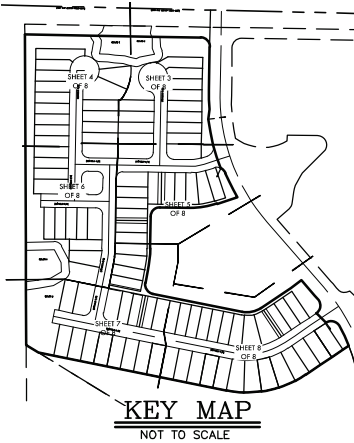
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8

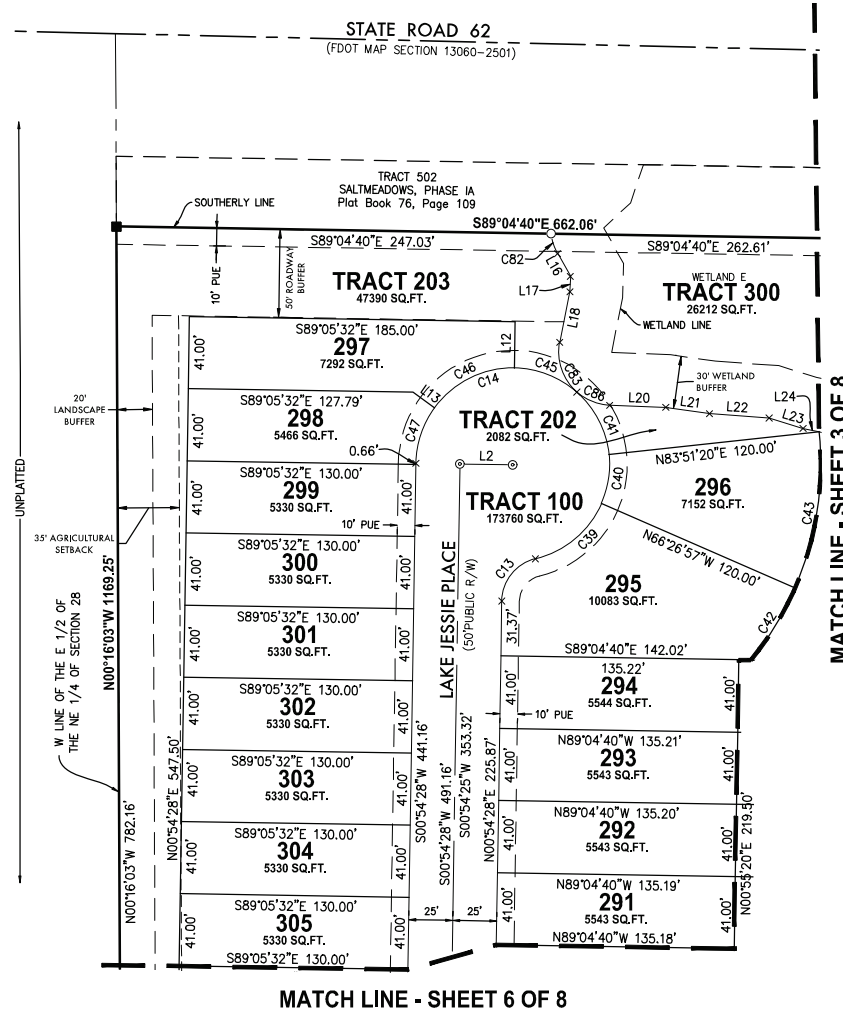


LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L2	N89°05'32"W	30.00'

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N29°13'52"W	14.8'
L17	N01°44'51"E	8.6'
L18	N11°16'58"E	29.2'
L20	N87°55'27"W	31.9'
L21	N81°43'18"W	25.1'
L22	N85°55'04"W	34.0'
L23	N72°52'47"W	20.2'
L24	N77°45'45"W	9.2'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C82	30.00'	23°00'53"	12.1'	N17°43'26"W
C83	30.00'	59°55'26"	31.4'	N18°40'45"W
C86	30.00'	39°16'58"	20.6'	N6°16'58"W

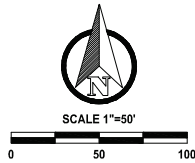
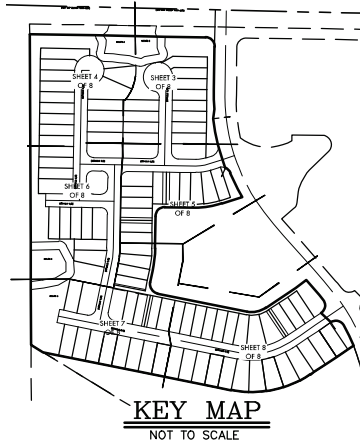
PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L12	N00°54'28"E	26.34'
L13	S53°54'07"E	15.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C13	25.00'	75°31'21"	32.95'	S38°40'09"W
C14	55.00'	255°31'21"	245.28'	N51°19'51"W
C39	55.00'	52°52'46"	50.76'	N49°59'26"E
C40	55.00'	29°41'43"	28.51'	N08°42'12"E
C41	55.00'	42°29'49"	40.79'	N27°23'34"W
C42	175.00'	15°49'28"	48.33'	N31°27'47"E
C43	175.00'	29°41'43"	90.70'	N08°42'12"E
C45	55.00'	40°27'03"	38.83'	N68°52'00"W
C46	55.00'	54°48'36"	52.61'	S63°30'10"W
C47	55.00'	35°11'24"	33.78'	S18°30'10"W

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



LEGEND:

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

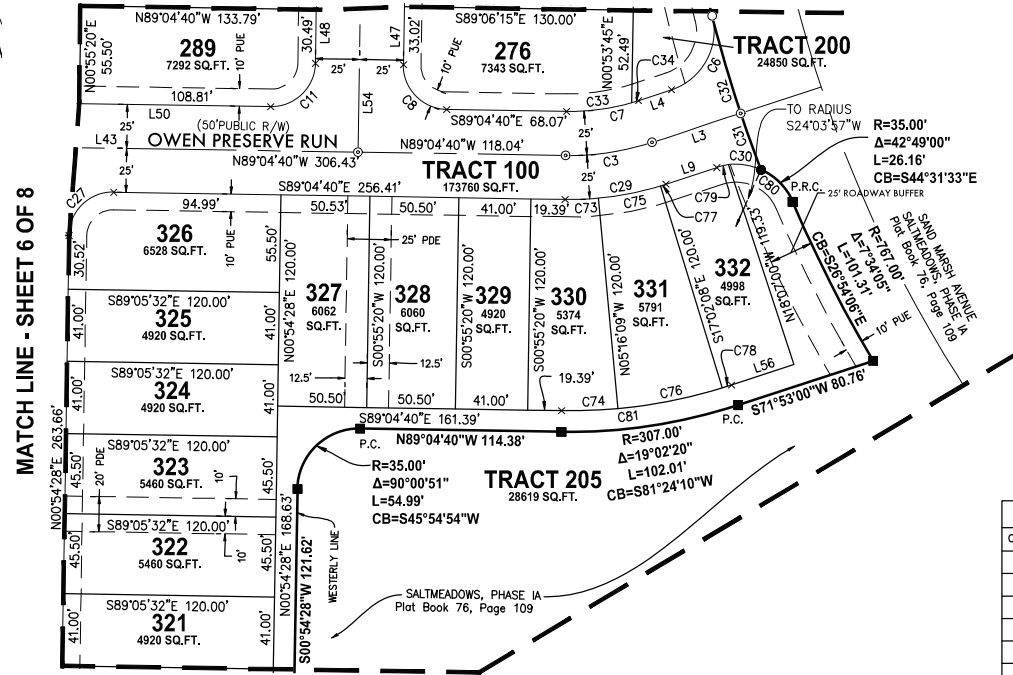
NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C3	150.00'	19°02'20"	49.84'	N81°24'10"E	49.81'

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L3	N71°53'00"E	52.94'
L43	S89°04'40"E	318.98'
L54	N00°53'45"E	332.38'

MATCH LINE - SHEET 3 OF 8



MATCH LINE - SHEET 7 OF 8

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L4	N71°53'00"E	19.74'
L9	S71°53'00"W	30.43'
L47	N00°53'45"E	282.40'
L48	S00°53'45"W	204.90'
L50	N89°04'40"W	218.98'
L56	N71°53'00"E	37.23'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C6	35.00'	86°09'13"	52.63'	N28°48'24"E
C7	125.00'	19°02'20"	41.54'	N81°24'10"E
C8	25.00'	89°58'26"	39.26'	S44°05'27"E
C11	25.00'	90°01'34"	39.28'	N45°54'33"E
C27	25.00'	90°00'51"	39.28'	S45°54'54"W
C29	175.00'	19°02'20"	58.15'	N81°24'10"E
C30	35.00'	42°10'57"	25.77'	N87°01'31"W
C31	775.00'	2°31'11"	34.08'	S19°47'43"E
C32	775.00'	4°15'54"	57.69'	S16°24'10"E
C33	125.00'	17°11'21"	37.50'	N82°19'39"E
C34	125.00'	1°50'58"	4.04'	N72°48'29"E
C73	175.00'	6°11'29"	18.91'	N87°49'35"E
C74	295.00'	6°11'29"	31.88'	N87°49'35"E
C75	175.00'	11°45'59"	35.94'	N78°50'51"E
C76	295.00'	11°45'59"	60.58'	N78°50'51"E
C77	175.00'	1°04'52"	3.30'	N72°25'26"E
C78	295.00'	1°04'52"	5.57'	N72°25'26"E
C79	35.00'	11°11'24"	6.84'	S77°28'42"W
C80	35.00'	73°48'33"	45.09'	N60°01'20"W
C81	295.00'	19°02'20"	98.03'	N81°24'10"E

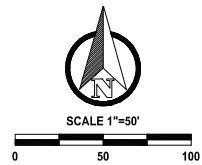
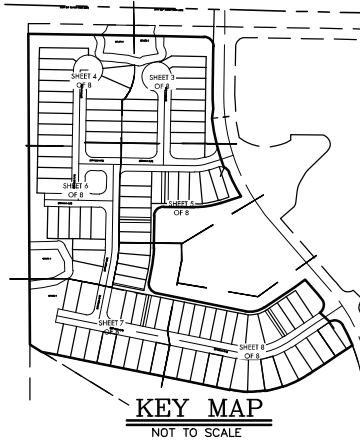
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8

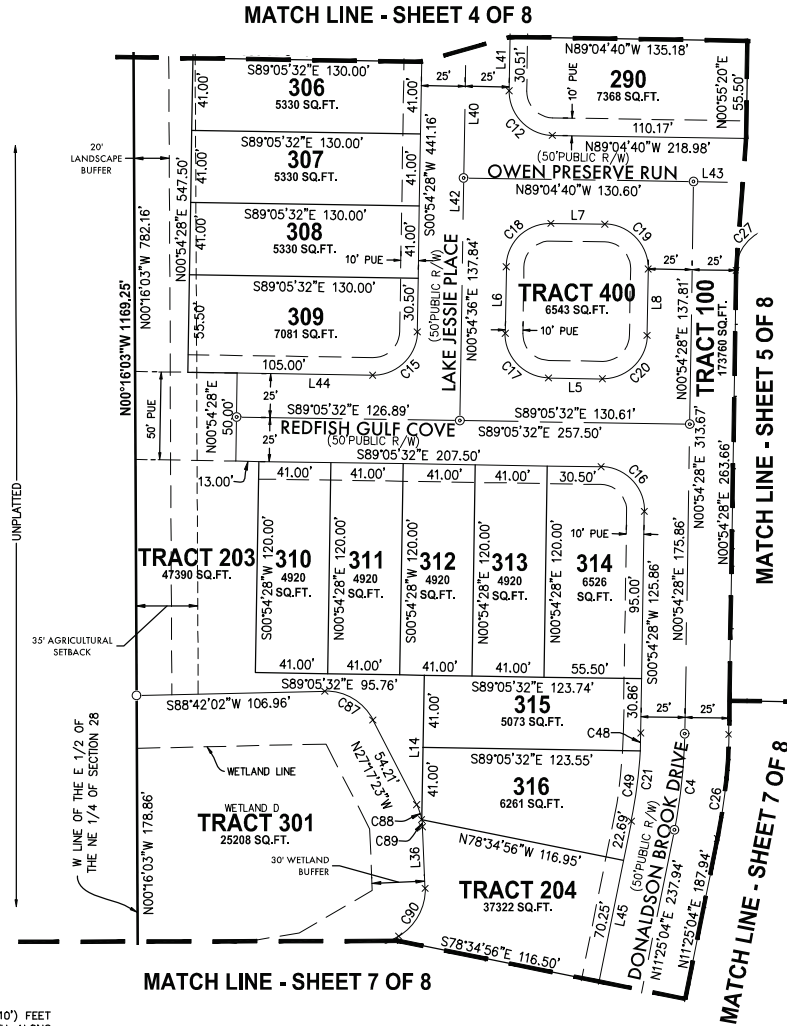


LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (P.R.M. # LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- COR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L36	N02°20'24"W	35.0'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C87	30.00'	64°00'35"	33.5'	N59°17'40"W
C88	30.00'	17°09'29"	9.0'	N16°42'38"W
C89	30.00'	7°47'29"	4.1'	N06°14'09"W
C90	30.00'	62°12'56"	32.6'	N28°46'04"E

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L5	S89°05'32"E	30.61'
L6	S00°54'28"W	37.83'
L7	N89°04'40"W	30.61'
L8	N00°54'28"E	37.82'
L14	N00°54'28"E	82.00'
L41	N00°54'28"E	225.87'
L44	S89°05'32"E	76.89'
L45	S11°25'04"W	187.94'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C12	25.00'	89°59'09"	39.26'	S44°05'06"E
C15	25.00'	90°00'00"	39.27'	N45°54'28"E
C16	25.00'	90°00'00"	39.27'	N44°05'32"W
C17	25.00'	90°00'00"	39.27'	S44°05'32"E
C18	25.00'	90°00'51"	39.28'	S45°54'54"W
C19	25.00'	89°59'09"	39.26'	N44°05'06"W
C20	25.00'	90°00'00"	39.27'	N45°54'28"E
C21	275.00'	10°30'36"	50.44'	N06°09'46"E
C26	325.00'	10°30'36"	59.62'	N06°09'46"E
C27	25.00'	90°00'51"	39.28'	S45°54'54"W
C48	275.00'	2°06'45"	10.14'	N01°57'51"E
C49	275.00'	82°33'51"	40.31'	N07°13'09"E

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L40	S00°54'25"W	353.32'
L42	S00°54'28"W	491.16'
L43	N89°04'40"W	318.98'

CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C4	300.00'	10°30'36"	55.03'	N06°09'46"E	54.95'

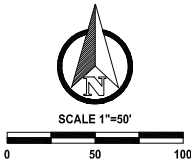
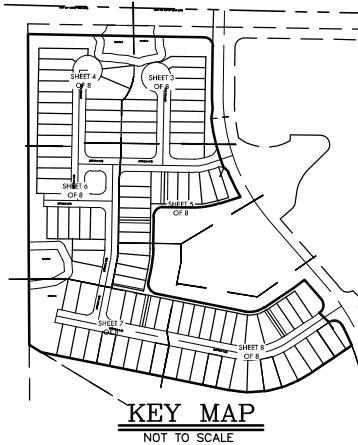
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 7 OF 8

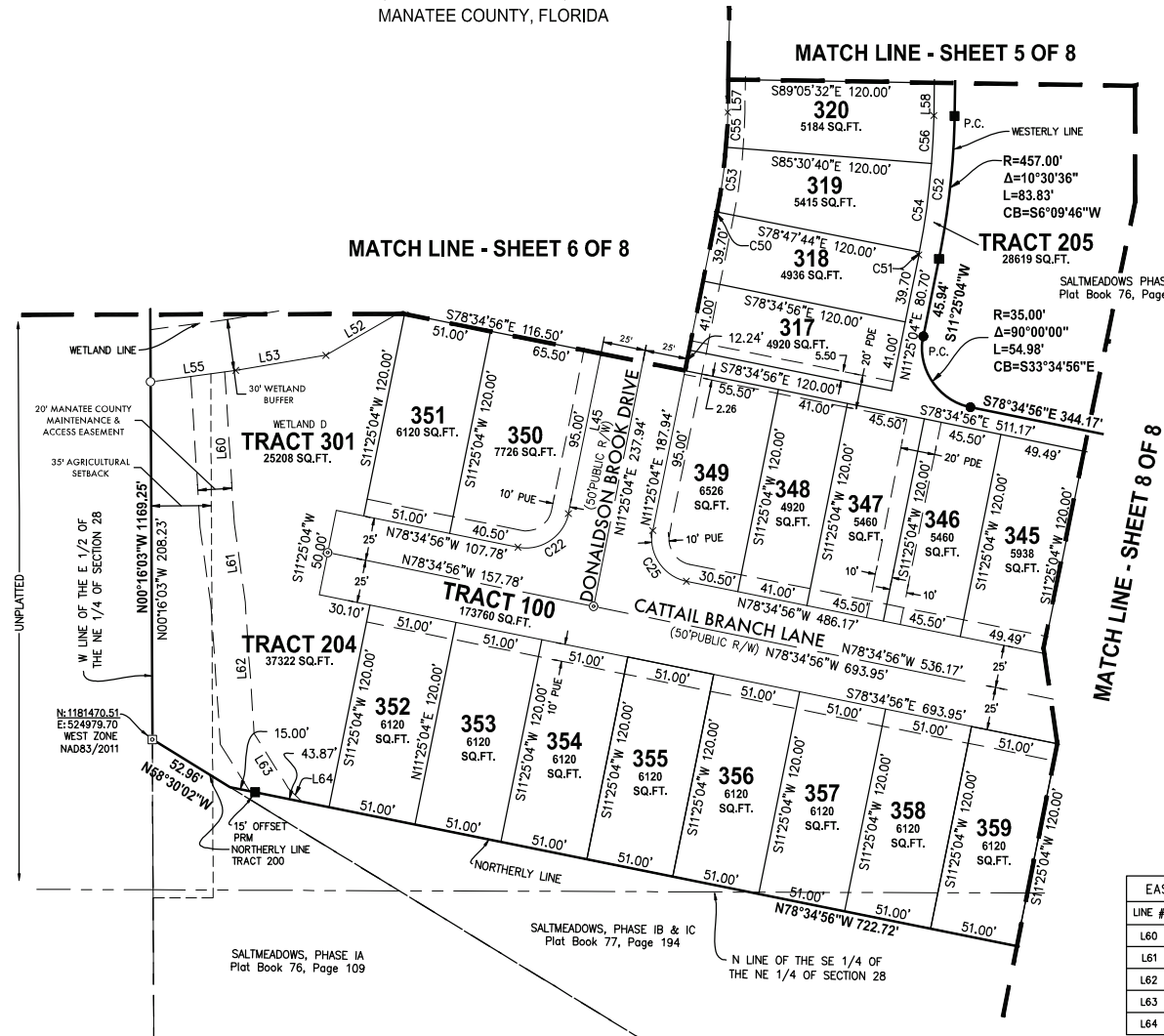


LEGEND:

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - P.O.B.
- - POINT OF COMMENCEMENT
- - P.C.
- - POINT OF CURVATURE
- - P.C.C.
- - POINT OF REVERSE CURVE
- - P.R.C.
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - CCR
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - LS
- - RIGHT OF WAY
- - R/W
- - OFFICIAL RECORD BOOK
- - O.R.B.
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - Δ
- - RADIUS
- - R
- - ARC LENGTH
- - L
- - CHORD BEARING
- - CB
- - (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L45	N11°25'04"E	187.94'
L57	S00°54'28"W	19.13'
L58	N00°54'28"E	19.13'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C22	25.00'	90°00'00"	39.27'	N56°25'04"E
C25	25.00'	90°00'00"	39.27'	S33°34'56"E
C50	325.00'	0°12'48"	1.21'	N11°18'40"E
C51	445.00'	0°12'48"	1.66'	N11°18'40"E
C52	445.00'	10°30'36"	81.63'	N06°09'46"E
C53	325.00'	6°42'56"	38.09'	N07°50'48"E
C54	445.00'	6°42'56"	52.16'	N07°50'48"E
C55	325.00'	3°34'52"	20.31'	N02°41'54"E
C56	445.00'	3°34'52"	27.81'	N02°41'54"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L52	N59°52'32"E	53.4'
L53	N80°30'50"E	53.1'
L55	N82°25'18"E	50.0'

EASEMENT LINE DATA		
LINE #	DIRECTION	LENGTH
L60	N03°34'03"W	88.53'
L61	N07°55'32"W	45.95'
L62	N03°53'59"W	76.75'
L63	N32°02'12"W	37.61'
L64	N45°15'18"W	11.04'

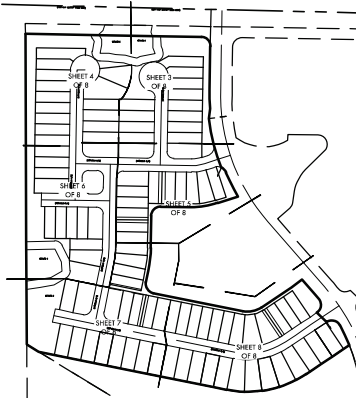
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

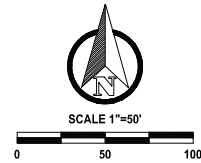
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



KEY MAP
NOT TO SCALE



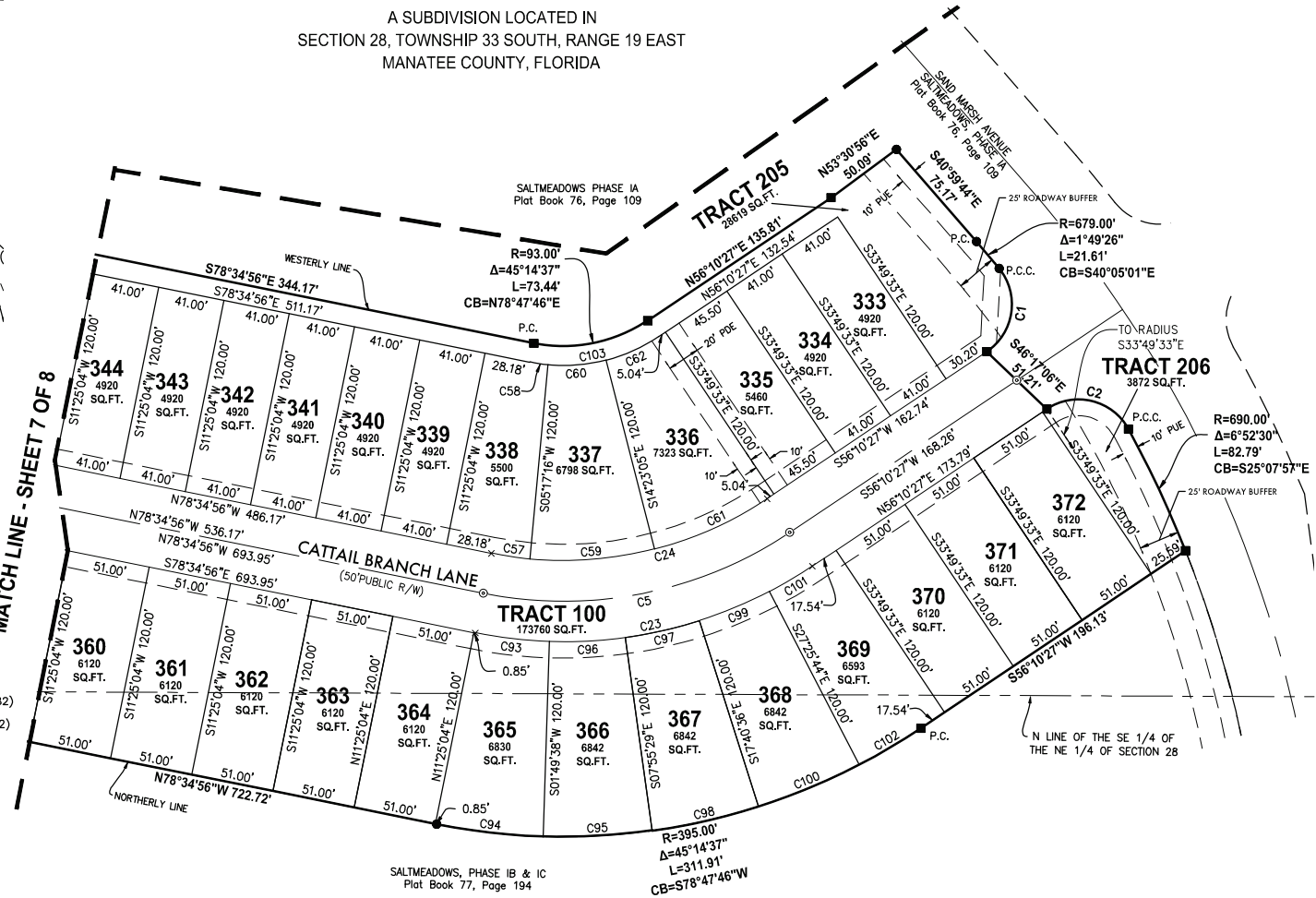
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- - PERMANENT REFERENCE MONUMENT FOUND
- - PERMANENT REFERENCE MONUMENT FOUND
- - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 7 OF 8



CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
C5	250.00'	45°14'37"	197.41'	S78°47'46"W	192.32'	104.18'

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	35.00'	95°20'45"	58.24'	S08°30'04"W
C2	35.00'	95°15'21"	58.19'	S76°11'53"E

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C23	275.00'	45°14'37"	217.15'	N78°47'46"E
C24	225.00'	45°14'37"	177.67'	N78°47'46"E
C57	225.00'	6°07'48"	24.07'	S81°38'50"E
C58	105.00'	6°07'48"	11.23'	S81°38'50"E
C59	225.00'	19°40'21"	77.25'	N85°22'22"E
C60	105.00'	19°40'21"	36.05'	N85°22'22"E
C61	225.00'	19°26'28"	76.35'	N65°53'41"E
C62	105.00'	19°26'28"	35.63'	N65°53'41"E
C93	275.00'	9°35'26"	46.03'	S83°22'39"E
C94	395.00'	9°35'26"	66.12'	N83°22'39"W
C95	395.00'	9°45'07"	67.23'	S86°57'05"W
C96	275.00'	9°45'07"	46.81'	N86°57'05"E
C97	275.00'	9°45'07"	46.81'	N77°11'57"E
C98	395.00'	9°45'07"	67.23'	S77°11'57"W
C99	275.00'	9°45'07"	46.81'	N67°26'50"E

C100	395.00'	9°45'07"	67.23'	S67°26'50"W
C101	275.00'	6°23'49"	30.70'	N59°22'22"E
C102	395.00'	6°23'49"	44.10'	S59°22'22"W
C103	105.00'	45°14'37"	82.91'	N78°47'46"E

LINE #	DIRECTION	LENGTH
--------	-----------	--------

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

BILL OF SALE AND LIMITED ASSIGNMENT
[SALTMEADOWS PHASES IIA & IIB IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 5th day of March, 2025, by and between **Meritage Homes of Florida, Inc.**, a Florida corporation, with an address of 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260 ("**Grantor**"), and **Saltmeadows Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown,

suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

MERITAGE HOMES OF FLORIDA, INC.

By: Alexis James
Name: Alexis James

Lexie McIntyre
Name: Lexie McIntyre
Title: Division Vice President

By: Neil Way
Name: Neil Way

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of March, 2025, by Lexie McIntyre as Division Vice President of Meritage Homes of Florida, Inc. and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Weslene Byrd
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Weslene Byrd
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

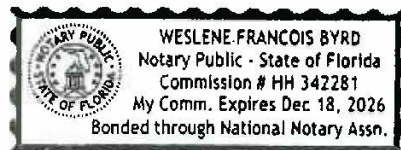


EXHIBIT A
Description of Saltmeadows Phases IIA & IIB Improvements

Phase IIA Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Stormwater Retention Areas, Lake Maintenance Easements, Public Flowage Easements, Landscape Buffers, Manatee County Maintenance and Access Easement and Manatee County Flowage Easement), Tracts 300, 301, 302 and 303 (Wetland and Wetland Buffers), and any and all "Drainage Easements," and "Public Flowage Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, and any "Public Utility Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIB Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Landscape Buffers, Lake Maintenance Easements, Manatee County Maintenance and Access Easement), Tracts 300 and 301 (Wetland and Wetland Buffers), and any and all "Public Drainage Easement," "Public Utility Easement," and "Drainage Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Phase IIB Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), and any "Public Utility Easements," as identified in the proposed plat known as *Saltmeadows - Phase IIB*, attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Master Engineer's Report*, dated July 7, 2022, as supplemented from time to time.

Description	CDD Eligible Amount	Paid to Date	Balance Owed	Retainage
Earthwork	\$67,292.00	\$56,978.60	\$7,104.00	\$3,209.40
Roadways	\$1,215,886.65	\$1,121,759.22	\$13,887.50	\$80,239.93
2A 2 nd Lift	\$243,990.28	\$231,577.76	\$0.00	\$12,412.50
2B 2 nd Lift	\$212,245.61	\$178,742.02	\$13,643.36	\$19,860.23
Stormwater	\$381,841.91	\$357,713.31	\$0.00	\$24,128.60
2B Storm Plan Changes	\$17,000.00	\$15,300.00	\$0.00	\$1,700.00
Sewer	\$832,210.01	\$785,740.34	\$2,246.13	\$44,223.54
Sewer Plan Changes	\$42,450.00	\$38,205.00	\$0.00	\$4,245.00
Water	\$682,734.43	\$640,716.67	\$2,450.00	\$39,567.76
2B Water Plan Changes	\$12,150.00	\$10,935.00	\$0.00	\$1,215.00
Reclaimed Water	\$480,154.28	\$451,587.84	\$150.00	\$28,416.44
TOTAL:	\$4,187,955.17	\$3,889,255.76	\$39,480.99	\$259,218.40

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED SALTMEADOWS-PHASE IIB TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A PUBLIC UTILITY EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SAID STREETS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER, AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER ALL STREETS SHOWN ON THIS PLAT FOR EMERGENCY, LAW ENFORCEMENT, MAIL DELIVERY AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - PUBLIC RIGHT OF WAY OVER ALL STREETS SHOWN ON THIS PLAT (TRACT 100)
 - NON-EXCLUSIVE EASEMENT OVER ALL "DRAINAGE EASEMENTS" SHOWN ON THIS PLAT AND ALL EASEMENTS DESIGNATED AS "MANATEE COUNTY" SHOWN ON THIS PLAT.
- TO SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190 FLORIDA STATUTES, BY MANATEE COUNTY:
 - TRACTS 200 THROUGH 206: OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - TRACTS 300 THROUGH 301: WETLAND AND WETLAND BUFFERS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
 - TRACT 400: PASSIVE PARK. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS OVER ALL DRAINAGE EASEMENTS AND ALL RIGHT-OF-WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH AREAS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH ROADWAY IMPROVEMENTS AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STREET LIGHT IMPROVEMENTS OVER ALL RIGHT-OF-WAY TRACTS AND PUBLIC UTILITY EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STREET LIGHT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHERE OF, THE CORPORATION, HAS CAUSED THE CERTIFICATE TO BE EXECUTED THIS _____ DAY OF _____, 2024.

BY: MERITAGE HOMES OF FLORIDA, INC.

BY: _____
STEVE HARDING, DIVISION PRESIDENT

WITNESSES:

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

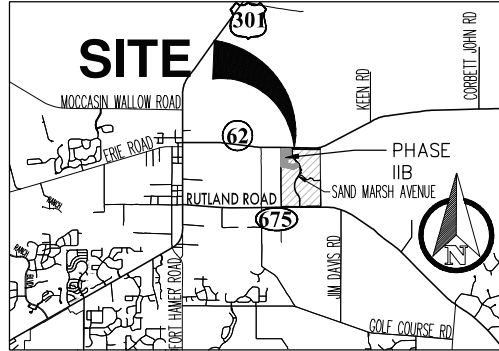
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "(...)" PHYSICAL PRESENCE OR "(...)" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 2024, BY STEVE HARDING AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID COMPANY THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION ID INDICATED.

NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____ (STAMP)

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE _____ DAY OF _____, 20____.

ATTEST: _____
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FROM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLAT, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

THIS THE _____ DAY OF _____, 2024.

CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY COUNTY
SURVEYOR AND MAPPER

STATE OF FLORIDA)
SS)
COUNTY OF MANATEE)

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1 AND SECTION 332 AND 335 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BRIAN T. BELLINO, P.S.M.
MANATEE COUNTY SURVEYOR-DIVISION MANAGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4973

DATE: _____

NOTES:

INSTRUMENT NO: _____

- BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON THE THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 19 EAST HAVING A GRID BEARING OF N00°25'42"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD83 2001 ADJUSTMENT. THE COORDINATES FOR NGS E565 (PID DE9099) AND THE NORTHEAST CORNER OF SECTION 28 (CCR 110756) WERE USED TO VALIDATE THE PROJECT.
- PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A GPS SURVEYING TECHNIQUE IN REAL TIME KINEMATIC MODE WITH CORRECTIONS PROVIDED BY THE FLORIDA PERMANENT REFERENCE NETWORK SITE "TO STROOP" REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR WAS IN EFFECT
- THE PROPERTY LIES WITHIN FLOOD ZONES "X" & "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12081C0184F REVISED 08/10/2021.
- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SALTMEADOWS HOME OWNER ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 11096012 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- NOTICE OF THE ESTABLISHMENT OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 202241078920 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- FINAL CONVEYANCE OF ANY PUBLIC ROADWAY (IF ANY) AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT.
- ALL LOT LINES SHOWN HEREON THAT INTERSECT A CURVE ARE RADIAL UNLESS OTHERWISE INDICATED.
- TOTAL ACREAGE OF SUBDIVISION CONTAINS 21.72 ACRES, MORE/LESS.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE CERTIFICATION DATED APRIL 23, 2024 BY FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATE OF ACCEPTANCE

I, _____ AS CHAIRMAN, ON BEHALF OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DO HEREBY ACCEPT ALL DEDICATIONS TO THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT AS SHOWN HEREON.

BY: SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
_____, AS CHAIRMAN

_____(SIGNATURE) _____(SIGNATURE)

_____(PRINT NAME) _____(PRINT NAME)

COUNTY OF MANATEE) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF "(...)" PHYSICAL PRESENCE OR "(...)" ONLINE NOTORIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ON BEHALF OF SAID DISTRICT THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____ (STAMP)

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, BENCHMARKS AND LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: _____

SIGNATURE: "FOR CONFORMITY REVIEW"

JEFFREY E KISTNER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 7125
CERTIFICATE OF AUTHORIZATION # LB6982

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SHEET INDEX MAP

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE N88°39'20"W, ALONG THE NORTH LINE OF SAID SECTION 28, 614.87 FEET; THENCE S01°20'40"W, PERPENDICULAR TO SAID NORTH LINE, 139.52 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IA, AS RECORDED IN PLAT BOOK 76, PAGE 109, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF SALTMEADOWS, PHASE IA THE FOLLOWING COURSES: S00°53'45"W, 162.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 05°24'52"; ALONG THE ARC OF SAID CURVE 72.48 FEET; S07°33'39"W, 37.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N83°07'38"E, 775.00 FEET AND HAVING A CENTRAL ANGLE OF 14°10'57"; ALONG THE ARC OF SAID CURVE, 191.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S24°03'57"W, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 42°49'00"; ALONG THE ARC OF SAID CURVE, 26.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET AND A CENTRAL ANGLE OF 07°34'05"; ALONG THE ARC OF SAID CURVE 101.31 FEET; S71°53'00"W, 80.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET AND A CENTRAL ANGLE OF 19°02'20"; ALONG THE ARC OF SAID CURVE 102.01 FEET; N89°04'40"W, 114.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'51"; ALONG THE ARC OF SAID CURVE 54.99 FEET; S00°54'28"W, 121.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 457.00 FEET AND A CENTRAL ANGLE OF 10°30'56"; ALONG THE ARC OF SAID CURVE 83.83 FEET; S11°25'04"W, 45.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; ALONG THE ARC OF SAID CURVE 54.98 FEET; S78°34'56"E, 344.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 73.44 FEET; N56°10'27"E, 135.81 FEET; N53°30'56"E, 50.09 FEET; S40°59'44"E, 75.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 679.00 FEET AND A CENTRAL ANGLE OF 01°49'26"; ALONG THE ARC OF SAID CURVE 21.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 95°20'45"; ALONG THE ARC OF SAID CURVE, 58.24 FEET; S48°17'06"E, 51.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S33°49'33"E, 35.00 FEET AND HAVING A CENTRAL ANGLE OF 95°15'21"; ALONG THE ARC OF SAID CURVE, 58.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 06°52'30"; ALONG THE ARC OF SAID CURVE, 82.79 FEET; TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SALTMEADOWS, PHASE IB & IC, RECORDED IN PLAT BOOK 77, PAGE 194, OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: S56°10'27"W, 196.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 45°14'37"; ALONG THE ARC OF SAID CURVE 311.91 FEET; N78°34'56"W, 722.72 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT 200 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE N58°30'02"W, ALONG SAID NORTHERLY LINE, 52.96 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 28; THENCE, N00°16'03"W, ALONG SAID WEST LINE, 1,169.25 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 502 AS SHOWN ON THE AFOREMENTIONED PLAT OF SALTMEADOWS, PHASE IA; THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: S89°04'40"E, 662.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 89°58'26"; ALONG THE ARC OF SAID CURVE 54.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 945,920 SQUARE FEET OR 21.72 ACRES, MORE OR LESS.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS TO MERITAGE HOMES OF FLORIDA INC. A FLORIDA CORPORATION, THE "COMPANY", ITS SUCCESSORS OR ASSIGNS FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. THESE EASEMENT ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND ALONG ALL TRACTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES, FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY FOR CABLE T.V. IS INCLUDED.

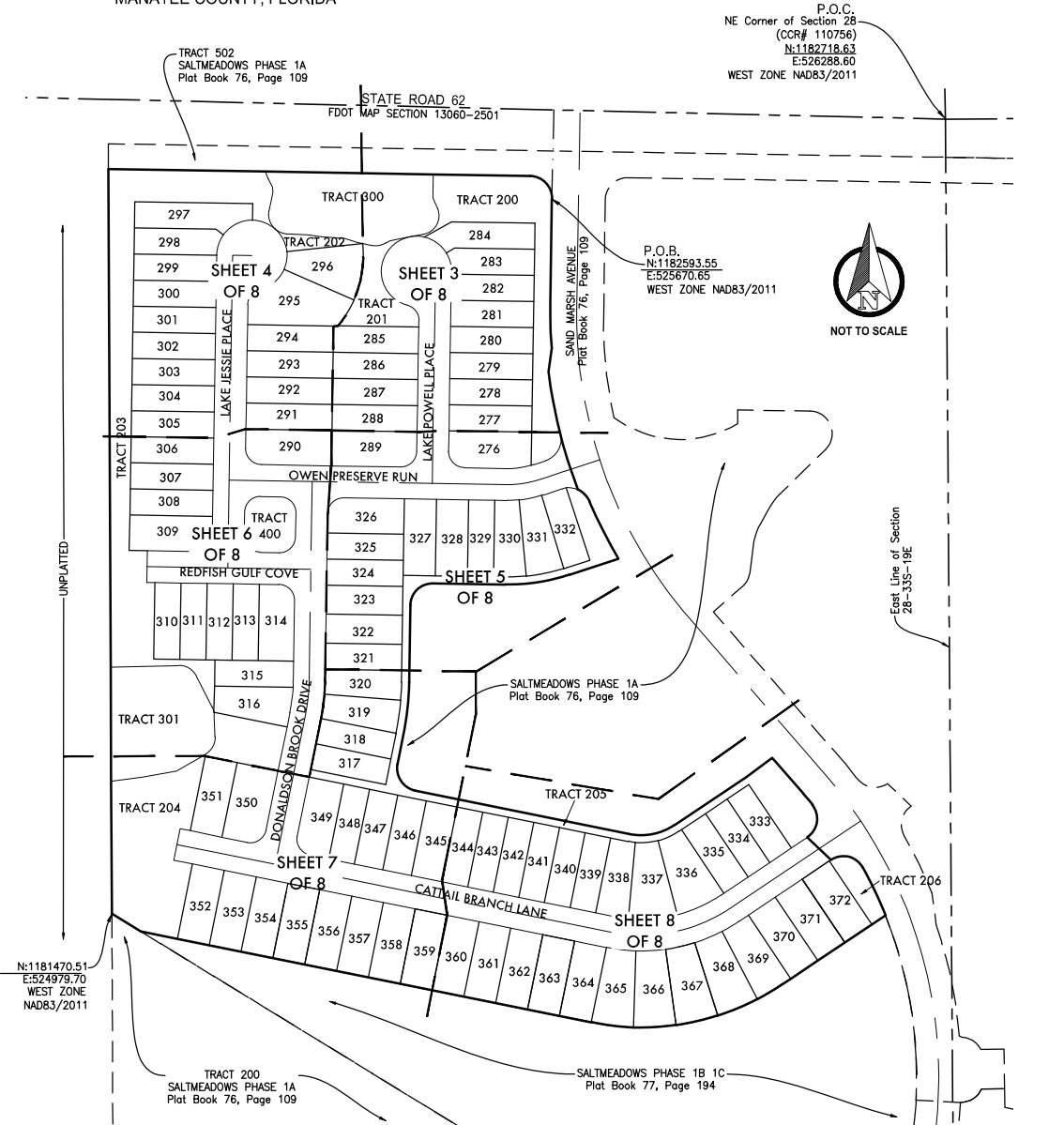
TRACT DESIGNATION

TRACT 100:	PUBLIC RIGHT-OF-WAY
TRACTS 200-206:	OPEN SPACE, HARDSCAPING/LANDSCAPING/IRRIGATION, PRIVATE DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, LAKE MAINTENANCE EASEMENT, AND MANATEE COUNTY MAINTENANCE AND ACCESS EASEMENT
TRACTS 300-301:	WETLAND AND WETLAND BUFFERS
TRACT 400:	PASSIVE PARK

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8



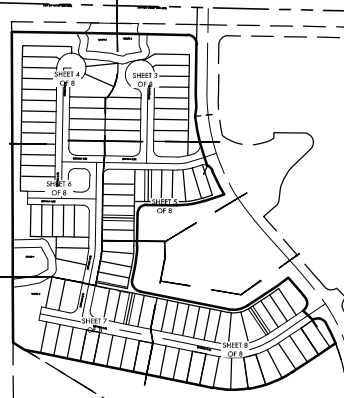
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

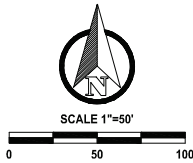
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8



KEY MAP
NOT TO SCALE

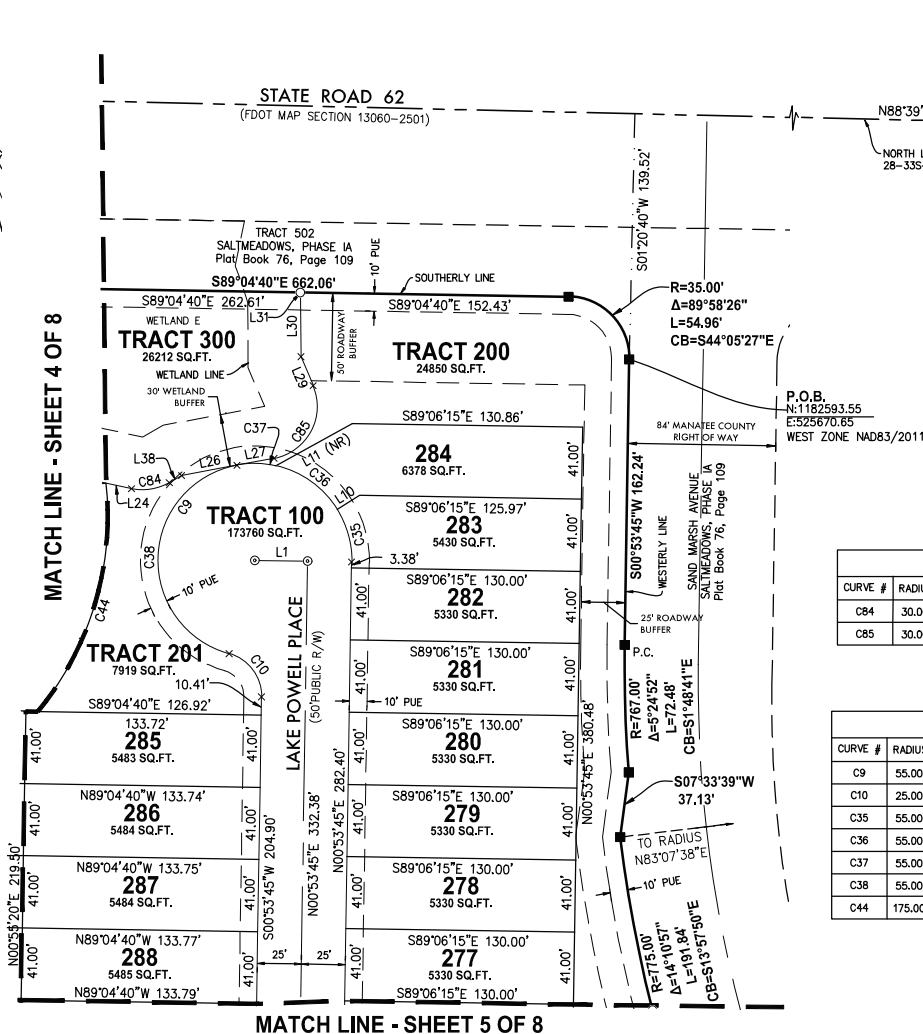


LEGEND:

- NAIL AND DISK SET (P.C.P. # LB6982)
- NAIL AND DISK FOUND (AS NOTED)
- PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (# LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SQUARE FEET
- POINT OF BEGINNING
- P.O.B.
- POINT OF COMMENCEMENT
- P.C.
- POINT OF CURVATURE
- P.C.C.
- POINT OF COMPOUND CURVE
- P.R.C.
- POINT OF REVERSE CURVE
- FDOT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- COR
- CERTIFIED CORNER REFERENCE
- LB
- LICENSED BUSINESS
- LS
- LICENSED SURVEYOR
- R/W
- RIGHT OF WAY
- O.R.B.
- OFFICIAL RECORD BOOK
- PG.
- PAGE
- DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ
- CENTRAL ANGLE
- R
- RADIUS
- L
- ARC LENGTH
- CB
- CHORD BEARING
- (NR)
- NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.



P.O.C.
NE Corner of Section 28
(CCR# 110756)
N:1182718.63
E:526288.60
WEST ZONE NAD83/2011

N88°39'20"W 614.87'
NORTH LINE OF SECTION
28-33S-19E

P.O.B.
N:1182593.55
E:525670.65
WEST ZONE NAD83/2011

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C84	30.00'	42°30'49"	22.3'	S80°58'51"W
C85	30.00'	102°22'30"	53.6'	S28°14'21"W

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°06'15"E	30.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C9	55.00'	255°31'21"	245.28'	S53°08'05"W
C10	25.00'	75°31'21"	32.95'	N36°51'55"W
C35	55.00'	32°30'17"	31.20'	N15°21'23"W
C36	55.00'	45°50'30"	44.00'	N54°31'46"W
C37	55.00'	23°07'21"	22.20'	N89°00'41"W
C38	55.00'	154°03'10"	147.88'	S02°23'59"W
C44	175.00'	45°31'11"	139.03'	N16°36'56"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L24	N77°45'45"W	14.9'
L26	S79°25'36"W	32.0'
L27	S79°25'36"W	21.5'
L29	S22°56'54"E	17.9'
L30	S00°15'58"E	36.1'
L31	S18°53'59"E	0.5'
L38	S59°43'27"W	8.1'

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L10	N58°23'29"E	15.00'
L11	S60°59'33"W	49.64'

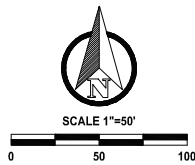
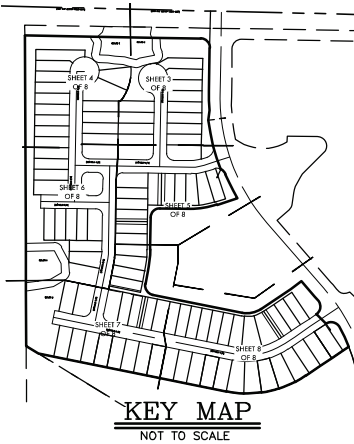
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8

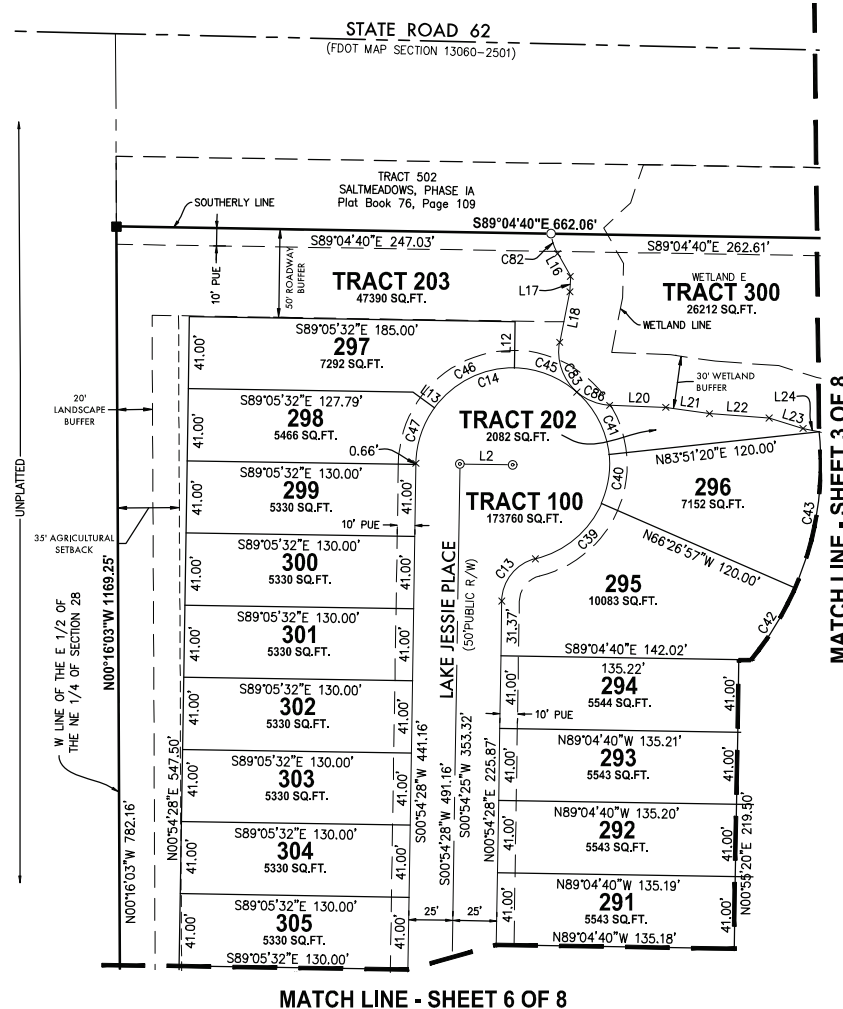


LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 5/8" - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- CDR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- P.G. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L2	N89°05'32"W	30.00'

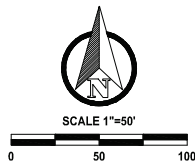
WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N29°13'52"W	14.8'
L17	N01°44'51"E	8.6'
L18	N11°16'58"E	29.2'
L20	N87°55'27"W	31.9'
L21	N81°43'18"W	25.1'
L22	N85°55'04"W	34.0'
L23	N72°52'47"W	20.2'
L24	N77°45'45"W	9.2'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C82	30.00'	23°00'53"	12.1'	N17°43'26"W
C83	30.00'	59°55'26"	31.4'	N18°40'45"W
C86	30.00'	39°16'58"	20.6'	N6°16'58"W

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L12	N00°54'28"E	26.34'
L13	S53°54'07"E	15.00'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C13	25.00'	75°31'21"	32.95'	S38°40'09"W
C14	55.00'	255°31'21"	245.28'	N51°19'51"W
C39	55.00'	52°52'46"	50.76'	N49°59'26"E
C40	55.00'	29°41'43"	28.51'	N08°42'12"E
C41	55.00'	42°29'49"	40.79'	N27°23'34"W
C42	175.00'	15°49'28"	48.33'	N31°27'47"E
C43	175.00'	29°41'43"	90.70'	N08°42'12"E
C45	55.00'	40°27'03"	38.83'	N68°52'00"W
C46	55.00'	54°48'36"	52.61'	S63°30'10"W
C47	55.00'	35°11'24"	33.78'	S18°30'10"W

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8



- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6981)
- PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6981)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (# LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SQ.FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF COMMENCEMENT
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.R.C. POINT OF REVERSE CURVE
- F.L.D. FIELD OF DRAINAGE OF TRANSPORTATION
- CCR CERTIFIED CORNER REFERENCE
- LB LICENSED SURVEYOR
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- Δ DENOTES C.P., P.T., P.L., P.R.C. AND P.C.C.
- △ ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- (NR) NON RADIAL

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAN. THE EXPRESS PURPOSE OF THIS EASEMENT IS TO ACCOMMODATE SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONVEYANCE, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER CABLE TELEVISION SERVICE. THE OUTSIDE BOUNDARIES OF ANY LOT IS INTENDED AS THE BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR ANY LOT SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

SEE SHEET 2 FOR TRACT LEGEND.

CENTERLINE CURVE DATA						
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
C3	150.00'	19°02'20"	49.84'	N81°24'10"E	49.61'	25.15'

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L3	N71°53'00"E	52.94'
L43	S89°04'40"E	318.98'
L54	N00°53'45"E	332.38'

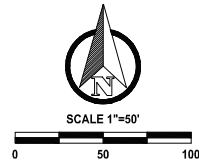
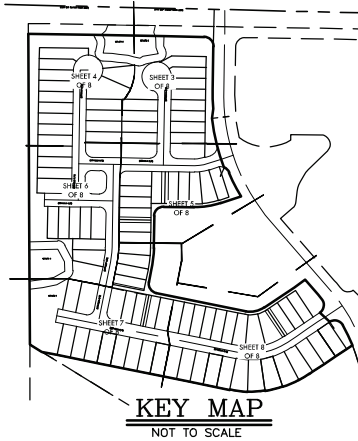
PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C6	35.00'	86°09'13"	52.63'	N28°48'24"E
C7	125.00'	19°02'20"	41.54'	N81°24'10"E
C8	25.00'	89°58'26"	39.26'	S44°05'27"E
C11	25.00'	90°01'34"	39.28'	N45°54'33"E
C27	25.00'	90°00'51"	39.28'	S45°54'54"W
C29	175.00'	19°02'20"	58.15'	N81°24'10"E
C30	35.00'	42°10'57"	25.77'	N87°01'31"W
C31	775.00'	2°31'11"	54.08'	S19°43'43"E
C32	775.00'	4°15'54"	37.68'	S16°24'10"E
C33	125.00'	17°11'21"	37.50'	N82°19'39"E
C34	125.00'	1°50'58"	4.04'	N72°48'29"E
C73	175.00'	6°11'29"	18.91'	N87°49'35"E
C74	295.00'	6°11'29"	31.88'	N87°49'35"E
C75	175.00'	11°45'59"	35.94'	N78°50'51"E
C76	295.00'	11°45'59"	60.58'	N78°50'51"E
C77	175.00'	1°04'52"	3.30'	N72°25'26"E
C78	295.00'	1°04'52"	5.37'	N72°25'26"E
C79	35.00'	111°12'24"	6.84'	S77°28'42"E
C80	35.00'	73°48'33"	45.09'	N60°01'20"W
C81	295.00'	19°02'20"	98.03'	N81°24'10"E

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L4	N71°53'00"E	19.74
L9	S71°53'00"W	30.43
L47	N00°53'45"E	282.4
L48	S00°53'45"W	204.9
L50	N89°04'40"W	218.9
L56	N71°53'00"E	37.23

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8



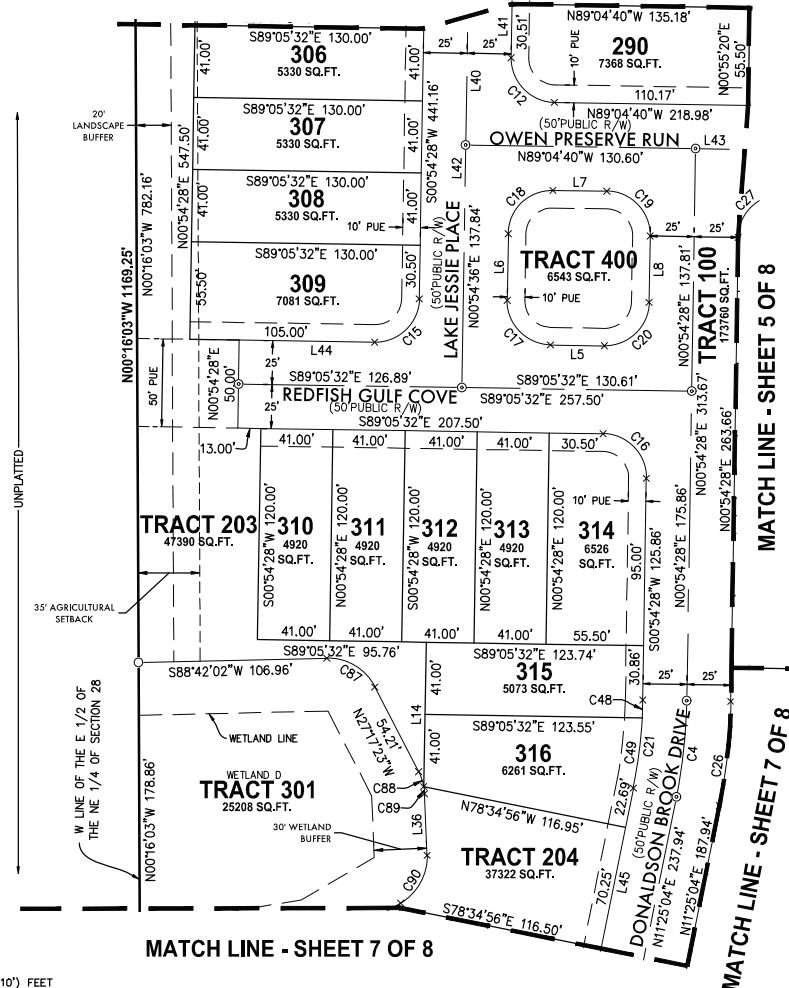
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - PERMANENT REFERENCE MONUMENT FOUND
- 4"x4" - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC UTILITY EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- SQ.FT. - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- COR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- x - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 4 OF 8



WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L36	N02°20'24\"W	35.0'

WETLAND CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C87	30.00'	64°00'35\"	33.5'	N59°17'40\"W
C88	30.00'	17°09'29\"	9.0'	N16°42'38\"W
C89	30.00'	7°47'29\"	4.1'	N06°14'09\"W
C90	30.00'	62°12'56\"	32.6'	N28°46'04\"E

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L5	S89°05'32\"E	30.61'
L6	S00°54'28\"W	37.83'
L7	N89°04'40\"W	30.61'
L8	N00°54'28\"E	37.82'
L14	N00°54'28\"E	82.00'
L41	N00°54'28\"E	225.87'
L44	S89°05'32\"E	76.89'
L45	S11°25'04\"W	187.94'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C12	25.00'	89°59'09\"	39.26'	S44°05'06\"E
C15	25.00'	90°00'00\"	39.27'	N45°54'28\"E
C16	25.00'	90°00'00\"	39.27'	N44°05'32\"W
C17	25.00'	90°00'00\"	39.27'	S44°05'32\"E
C18	25.00'	90°00'51\"	39.28'	S45°54'54\"W
C19	25.00'	89°59'09\"	39.26'	N44°05'06\"W
C20	25.00'	90°00'00\"	39.27'	N45°54'28\"E
C21	275.00'	10°30'36\"	50.44'	N06°09'46\"E
C26	325.00'	10°30'36\"	59.62'	N06°09'46\"E
C27	25.00'	90°00'51\"	39.28'	S45°54'54\"W
C48	275.00'	2°06'45\"	10.14'	N01°57'51\"E
C49	275.00'	82°3'51\"	40.31'	N07°13'09\"E

CENTERLINE LINE DATA		
LINE #	DIRECTION	LENGTH
L40	S00°54'25\"W	353.32'
L42	S00°54'28\"W	491.16'
L43	N89°04'40\"W	318.98'

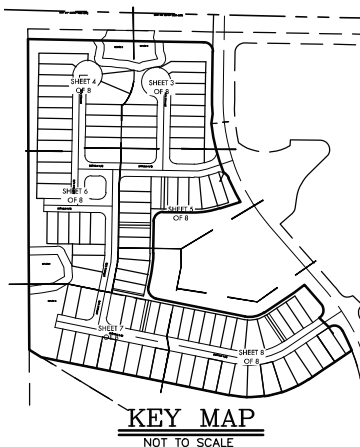
CENTERLINE CURVE DATA					
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
C4	300.00'	10°30'36\"	55.03'	N06°09'46\"E	54.95'

ZNS ENGINEERING, L.C.

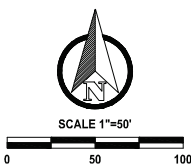
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



KEY MAP
NOT TO SCALE

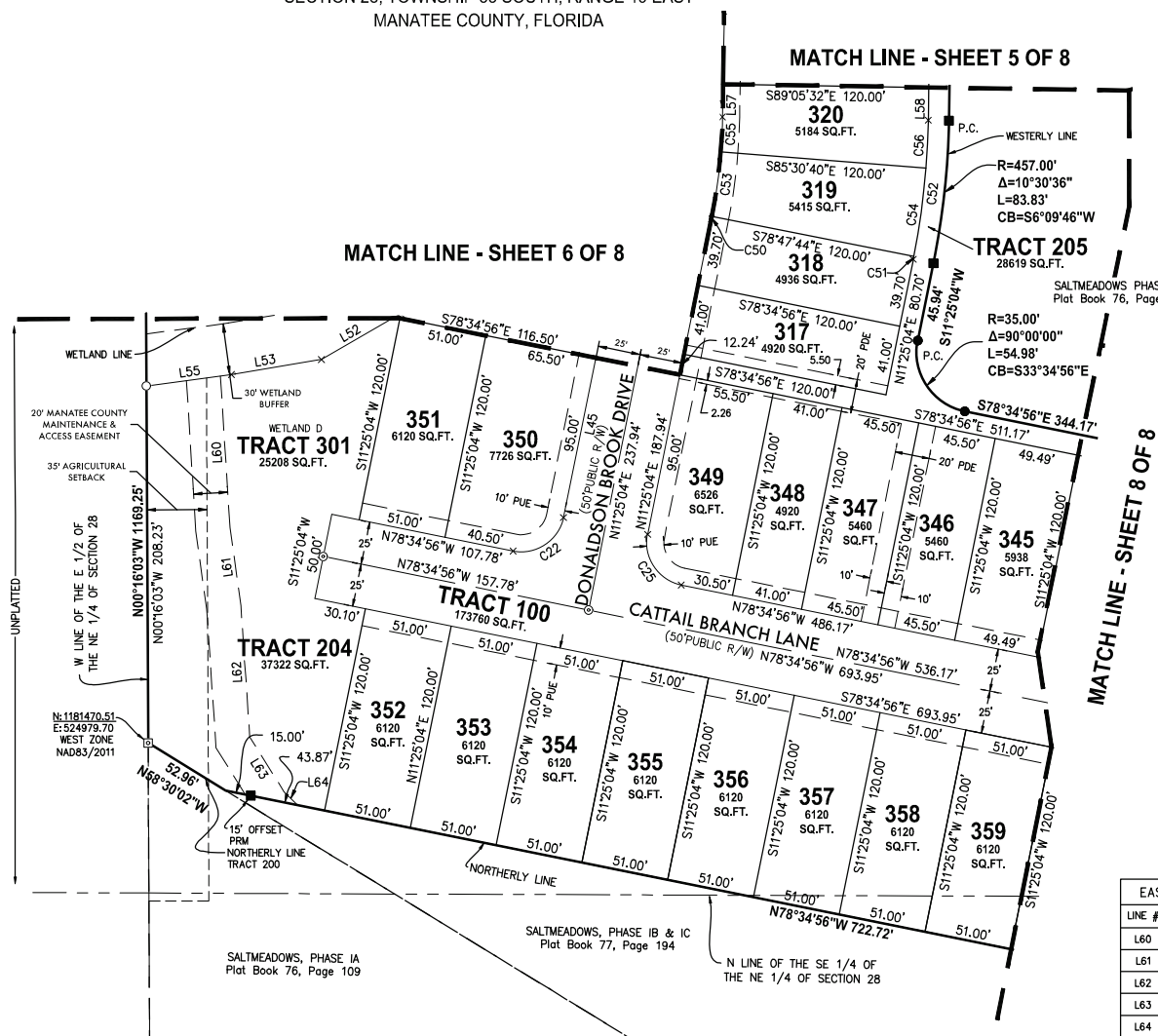


LEGEND:

- - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- 4"x4" CONCRETE REFERENCE MONUMENT FOUND
- 4"x4" CONCRETE REFERENCE MONUMENT (P.R.M. # LB6982)
- 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- 5/8" IRON ROD SET (P.R.M. # LB6982)
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SO.F.T. - SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.R.C. - POINT OF REVERSE CURVE
- F.U.D. - FIRE DEPARTMENT OF TRANSPORTATION
- CCR - CERTIFIED CORNER REFERENCE
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- DE - DEEDS P.C., P.T., P.I., P.R.C. AND P.C.C.
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (NR) - NON RADIAL

NOTES

1. THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT, THE EXPRESS PURPOSE OF WHICH IS TO PERMIT THE INSTALLATION, MAINTENANCE, AND OPERATION OF SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONNECTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER TELEPHONE SERVICE OR CABLE SERVICE. THE INTERFERING LOT LINE IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR ANY LOT SHALL BE CONSIDERED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
3. SEE SHEET 2 FOR TRACT LEGEND.



EASEMENT LINE DATA		
LINE #	DIRECTION	LENGTH
L60	N03°34'03"W	88.53
L61	N07°55'32"W	45.95
L62	N03°53'59"W	76.75
L63	N32°02'12"W	37.61
L64	N45°15'18"W	11.04

PARCEL LINE DATA		
LINE #	DIRECTION	LENGTH
L45	N11°25'04"E	187.94'
L57	S00°54'28"W	19.13'
L58	N00°54'28"E	19.13'

PARCEL CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C22	25.00'	90°00'00"	39.27'	N56°25'04"E
C25	25.00'	90°00'00"	39.27'	S33°34'56"E
C50	325.00'	0°12'48"	1.21'	N11°18'40"E
C51	445.00'	0°12'48"	1.66'	N11°18'40"E
C52	445.00'	10°30'36"	81.63'	N06°09'46"E
C53	325.00'	6°42'56"	38.09'	N07°50'48"E
C54	445.00'	6°42'56"	52.16'	N07°50'48"E
C55	325.00'	3°34'52"	20.31'	N02°41'54"E
C56	445.00'	3°34'52"	27.81'	N02°41'54"E

WETLAND LINE DATA		
LINE #	DIRECTION	LENGTH
L52	N59°52'32"E	53.4'
L53	N80°30'50"E	53.1'
L55	N82°25'18"E	50.0'

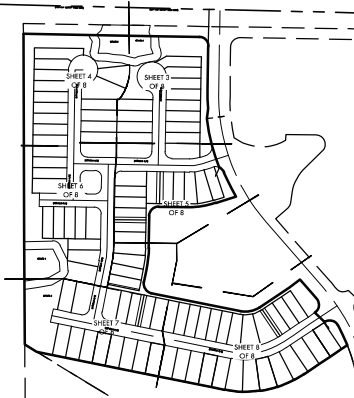
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

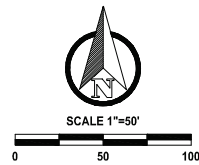
SALTMEADOWS - PHASE IIB

A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



KEY MAP
NOT TO SCALE



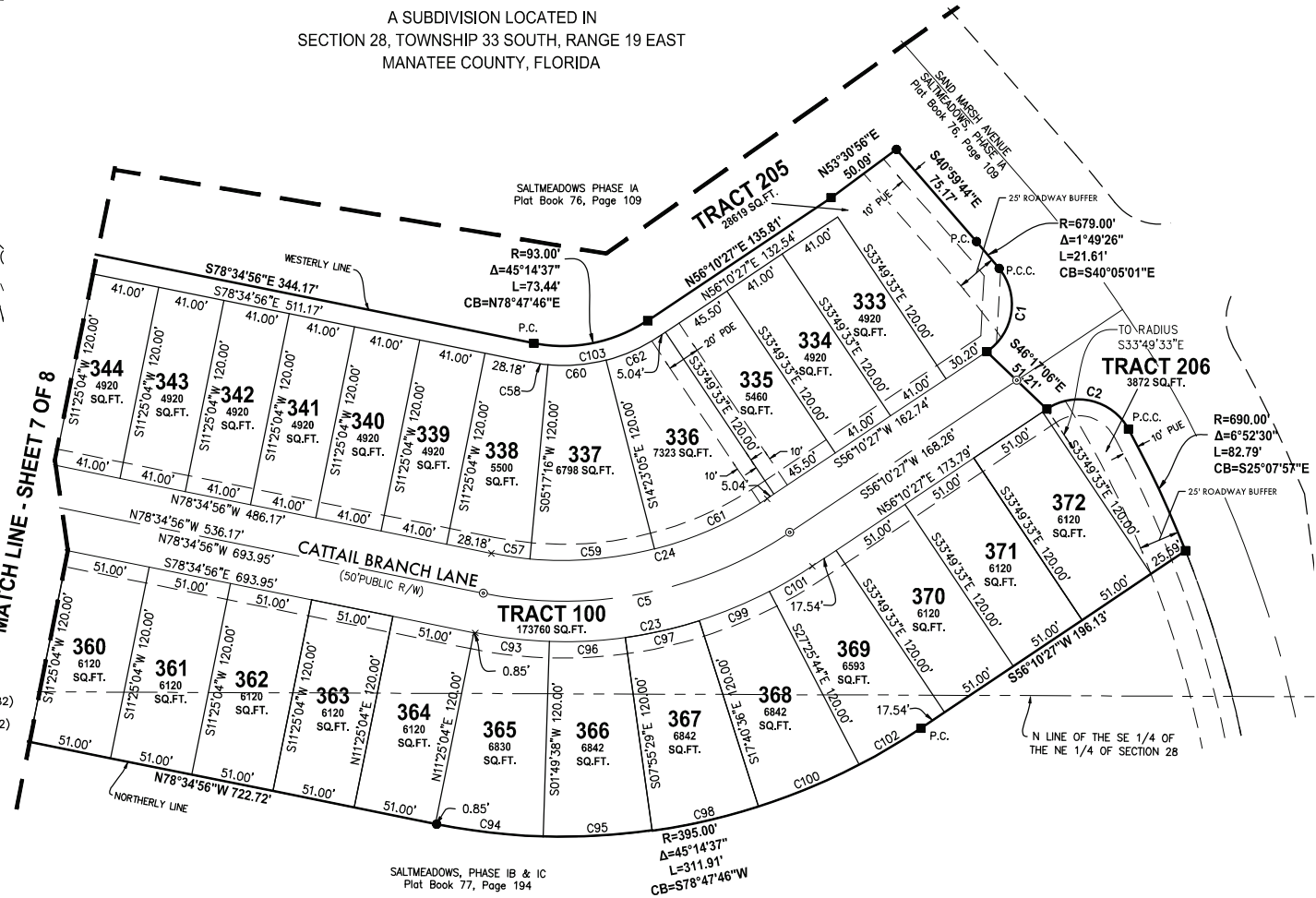
LEGEND:

- ⊙ - NAIL AND DISK SET (P.C.P. # LB6982)
- - NAIL AND DISK FOUND (AS NOTED)
- - PERMANENT REFERENCE MONUMENT SET
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ▢ - PERMANENT REFERENCE MONUMENT FOUND
- ▣ - 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- - 5/8" IRON ROD FOUND (P.R.M. # LB6982)
- - 5/8" IRON ROD SET (# LB6982)
- - PUBLIC DRAINAGE EASEMENT
- - PUBLIC UTILITY EASEMENT
- - SQUARE FEET
- - POINT OF BEGINNING
- - POINT OF COMMENCEMENT
- - POINT OF CURVATURE
- - POINT OF COMPOUND CURVE
- - POINT OF REVERSE CURVE
- - FLORIDA DEPARTMENT OF TRANSPORTATION
- - CERTIFIED CORNER REFERENCE
- - LICENSED BUSINESS
- - LICENSED SURVEYOR
- - RIGHT OF WAY
- - OFFICIAL RECORD BOOK
- - PAGE
- - DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- - CENTRAL ANGLE
- - RADIUS
- - ARC LENGTH
- - CHORD BEARING
- (NR) - NON RADIAL

NOTES

- THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN ON THIS PLAT. THE EXPRESS PURPOSE OF THIS EASEMENT IS FOR ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES, IRRIGATION, MAINTENANCE AND ACCESS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.
- SEE SHEET 2 FOR TRACT LEGEND.

MATCH LINE - SHEET 7 OF 8



CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
C5	250.00'	45°14'37"	197.41'	S78°47'46"W	192.32'	104.18'

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	35.00'	95°20'45"	58.24'	S08°30'04"W
C2	35.00'	95°15'21"	58.19'	S76°11'53"E

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C23	275.00'	45°14'37"	217.15'	N78°47'46"E
C24	225.00'	45°14'37"	177.67'	N78°47'46"E
C57	225.00'	6°07'48"	24.07'	S81°38'50"E
C58	105.00'	6°07'48"	11.23'	S81°38'50"E
C59	225.00'	19°40'21"	77.25'	N85°22'22"E
C60	105.00'	19°40'21"	36.05'	N85°22'22"E
C61	225.00'	19°26'28"	76.35'	N65°53'41"E
C62	105.00'	19°26'28"	35.63'	N65°53'41"E
C93	275.00'	9°35'26"	46.03'	S83°22'39"E
C94	395.00'	9°35'26"	66.12'	N83°22'39"W
C95	395.00'	9°45'07"	67.23'	S86°57'05"W
C96	275.00'	9°45'07"	46.81'	N86°57'05"E
C97	275.00'	9°45'07"	46.81'	N77°11'57"E
C98	395.00'	9°45'07"	67.23'	S77°11'57"W
C99	275.00'	9°45'07"	46.81'	N67°26'50"E

C100	395.00'	9°45'07"	67.23'	S67°26'50"W
C101	275.00'	6°23'49"	30.70'	N59°22'22"E
C102	395.00'	6°23'49"	44.10'	S59°22'22"W
C103	105.00'	45°14'37"	82.91'	N78°47'46"E

LINE #	DIRECTION	LENGTH
--------	-----------	--------

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
1023 MANATEE AVENUE EAST, 7TH FLOOR, BRADENTON, FLORIDA 34205

BILL OF SALE
[PHASE IIA IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

Phase IIA Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

Phase IIA Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within the rights-of-way designated as Crutchfield Court, Satterfield Terrace, Cattail Branch Lane, Gunnison Cove, Gilchrist Springs Drive, and any "Public Utility Easements," as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 5th day of March, 2025.

WITNESSES:

SALTMEADOWS COMMUNITY DEVELOPMENT
DISTRICT

Signature: [Signature]

Print Name: Megan Germino

Signature: [Signature]

Print Name: Giada Carri

By: Martha Schiffer

Its: Chairperson

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2025, by Martha Schiffer as Chairperson of Saltmeadows Community District, who is personally known to me or has produced id as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

Name: Brigitte Roker
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

WHEREFORE, the County and Seller have executed this Bill of Sale as of this _____ day of _____, 2025.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by **Charlie Bishop** (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification

.

NOTARY PUBLIC Signature

Printed Name

BILL OF SALE
[PHASE IIB IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

Phase IIB Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), as identified in the plat known as *Saltmeadows - Phase IIB*, as recorded at Plat Book 83, Pages 167 - 174, of the Official Records of Manatee County, Florida.

Phase IIB Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located Tract 100 (Rights-of-ways including Lake Jessie Place, Lake Powell Place, Owen Preserve Run, Redfish Gulf Cove, Donaldson Brook Drive, Catttail Branch Lane), and any "Public Utility Easements," as identified in the plat known as *Saltmeadows - Phase IIB*, as recorded at Plat Book 83, Pages 167- 174 of the Official Records of Manatee County, Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 5th day of March, 2025.

WITNESSES:

SALTMEADOWS COMMUNITY DEVELOPMENT
DISTRICT

Signature: [Signature]

Print Name: Megan [unclear]

Signature: [Signature]

Print Name: [unclear]

By: [Signature]

Its: Chairperson

STATE OF Florida

COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 5th day of March, 2025, by Martha [unclear] as Chairperson of Saltmeadows Comm Dev District who is personally known to me or has produced FL ID as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

Name: Brigitte Roker

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

WHEREFORE, the County and Seller have executed this Bill of Sale as of this _____ day of _____, 2025.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by **Charlie Bishop** (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification

.

NOTARY PUBLIC Signature

Printed Name

This instrument was prepared by:

(This space reserved for Clerk)

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED
[SALTMEADOWS – PHASE IIA]

THIS SPECIAL WARRANTY DEED is made to be effective as of the 7th day of March 2025,
by and between:

Meritage Homes of Florida, Inc., a Florida corporation, the owner and developer of lands within the boundary of the District, with an address of 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260 ("**Grantor**"); and

Saltmeadows Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, and more particularly below ("Property"):

Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Stormwater Retention Areas, Lake Maintenance Easements, Public Flowage Easements, Landscape Buffers, Manatee County Maintenance and Access Easement and Manatee County Flowage Easement) and Tracts 300, 301, 302 and 303 (Wetland and Wetland Buffers), Saltmeadows - Phase IIA, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other.

Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

MERITAGE HOMES OF FLORIDA, INC.

By: [Signature]
Name: Alexus James
Address: 10117 Princess Palm Ave.
Ste 550 Tampa, FL 33610

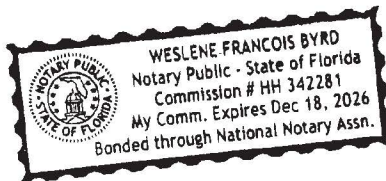
[Signature]
Name: Lexie McIntyre
Title: Division Vice President

By: [Signature]
Name: mel wang
Address: 10117 Princess Palm Ave
Ste 550 Tampa, FL 33610

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of March, 2025, by Lexie McIntyre as Division Vice President of Meritage Homes of Florida, Inc. and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Weslene Byrd
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT
[SALTMEADOWS – PHASE IIA]

THIS EASEMENT AGREEMENT is made and entered into this 7th day of March, 2025, by and among:

Meritage Homes of Florida, Inc., a Florida corporation, the owner and developer of lands within the boundary of the District, with an address of 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260 ("**Grantor**" or "**Developer**"); and

Saltmeadows Homeowner's Association, Inc., a Florida not-for-profit corporation, with an address of 12906 Tampa Oaks Boulevard, Suite 100, Temple Terrace, Florida 33637 ("**Association**"); and

Saltmeadows Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Developer desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Developer and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Developer and Association grant to the District a perpetual easement over the Easement Areas and Developer and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Developer and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Developer's and Association's respective interests, if any - ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**");

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and other District facilities, located within those areas labeled "**Drainage Easements,**" and "**Public Flowage Easements,**" as identified in the plat known as *Saltmeadows - Phase IIA*, as recorded at Plat Book 78, Pages 161 - 172, of the Official Records of Manatee County, Florida. The parties agree that, absent a separate agreement between the Developer or Association with the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system within the District.

3. **Inconsistent Use.** Developer and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Developer or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. Notices. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. Assignment. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

MERITAGE HOMES OF FLORIDA, INC.

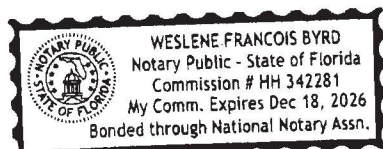
By: [Signature]
Name: Alexus James
Address: 10117 Princess Palm Ave Ste 550 Tampa, FL 33610

[Signature]
Name: Lexie McIntyre
Title: Division Vice President

By: [Signature]
Name: not wano
Address: 10117 Princess Palm Ave Ste 550 Tampa, FL 33610

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of March, 2025, by Lexie McIntyre as Division Vice President of Meritage Homes Florida, Inc. and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Weslene Byrd
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

**SALTMEADOWS HOMEOWNER'S ASSOCIATION,
INC.**

Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 5th day of November, 2025, by Angelina Colonnese as President of Salt Meadows Homeowners Association, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced Photo ID as identification.

(NOTARY SEAL)



NOTARY PUBLIC, STATE OF _____

Name: Brigitte Roker
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

**SALTMEADOWS COMMUNITY DEVELOPMENT
DISTRICT**

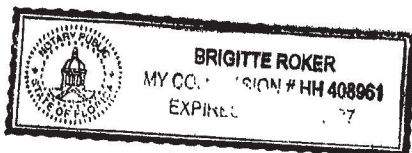
By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____ as _____ of the Saltmeadows Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

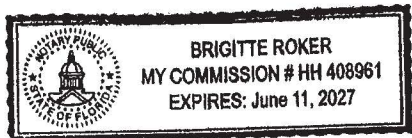


(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.



This instrument was prepared by:

(This space reserved for Clerk)

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED
[SALTMEADOWS – PHASE IIB]

THIS SPECIAL WARRANTY DEED is made to be effective as of the 7th day of March 2025, by and between:

Meritage Homes of Florida, Inc., a Florida corporation, the owner and developer of lands within the boundary of the District, with an address of 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260 ("**Grantor**"); and

Saltmeadows Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, and more particularly below ("Property"):

Tracts 200, 201, 202, 203, 204, 205, and 206 (Open Space, Hardscaping/Landscaping/Irrigation, Private Drainage Easements, Landscape Buffers, Lake Maintenance Easements, Manatee County Maintenance and Access Easement), Tracts 300 and 301 (Wetland and Wetland Buffers), and Tract 400, as identified in the plat known as *Saltmeadows - Phase IIB*, as recorded at Plat Book 83, Pages 167-174, of the Official Records of Manatee County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

MERITAGE HOMES OF FLORIDA, INC.

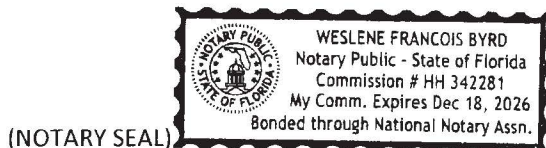
By: Alexus James
Name: Alexus James
Address: 10117 Princess Palm Ave
Ste 550 Tampa, FL 33610

Lexie McIntyre
Name: Lexie McIntyre
Title: Division Vice President

By: Mel Wang
Name: Mel Wang
Address: 10117 Princess Palm Ave
Ste 550 Tampa, FL 33610

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of March, 2025, by Lexie McIntyre as Division Vice President of Meritage Homes of Florida, Inc. and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Weslene Byrd
NOTARY PUBLIC, STATE OF Florida
Name: Weslene Byrd
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT
[SALTMEADOWS – PHASE IIB]

THIS EASEMENT AGREEMENT is made and entered into this 7th day of March, 2025, by and among:

Meritage Homes of Florida, Inc., a Florida corporation, the owner and developer of lands within the boundary of the District, with an address of 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260 ("**Grantor**"); and

Saltmeadows Homeowner's Association, Inc., a Florida not-for-profit corporation, with an address of 12906 Tampa Oaks Boulevard, Suite 100, Temple Terrace, Florida 33637 ("**Association**"); and

Saltmeadows Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Manatee County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Developer desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Developer and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Developer and Association grant to the District a perpetual easement over the Easement Areas and Developer and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

9. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

10. **Grant of Non-Exclusive Easement.** Developer and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Developer's and Association's respective interests, if any - ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

B) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and other District facilities, located within those areas labeled "**Public Drainage Easement**," "**Public Utility Easement**," and "**Drainage Easements**," as identified in the plat known as *Saltmeadows - Phase IIB*, as recorded at Plat Book 83, Pages 167 - 174 of the Official Records of Manatee County, Florida.

11. **Inconsistent Use.** Developer and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

12. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

13. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

14. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

15. **Enforcement of Agreement.** In the event that either District, Developer or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

16. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant

to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. Assignment. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

MERITAGE HOMES OF FLORIDA, INC.

By: Alexis James
Name: Alexis James
Address: 10117 Princess Palm Ave Ste 550 Tampa, FL 33610

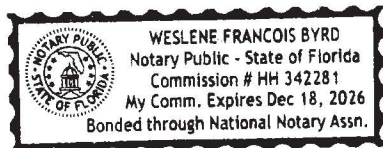
Lexie McIntyre
Name: Lexie McIntyre
Title: Division Vice President

By: Mel Wang
Name: Mel Wang
Address: 10117 Princess Palm Ave Ste 550 Tampa, FL 33610

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of March, 2025, by Lexie McIntyre as Division Vice President of Meritage Homes of Florida, Inc. and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



Weslene Byrd
NOTARY PUBLIC, STATE OF Florida
Name: Weslene Byrd
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Address: _____

**SALTMEADOWS HOMEOWNER'S ASSOCIATION,
INC.**

Name: _____
Title: _____

STATE OF FL
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of March, 2025, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: Brigitte Roker
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

**SALTMEADOWS COMMUNITY DEVELOPMENT
DISTRICT**

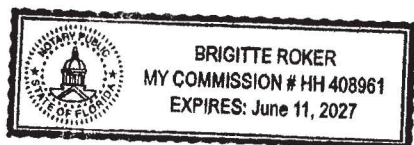
By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2025, by Martha as _____ of the Saltmeadows Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: Brigitte
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 658,155	\$ -	\$ -	\$ 658,155
Investments				
Revenue	-	443,231	-	443,231
Reserve	-	206,725	-	206,725
Prepayment	-	16,546	-	16,546
Interest	-	1,858	-	1,858
Construction	-	-	49	49
Undeposited funds	-	16,345	-	16,345
Due from general fund	-	1,448	-	1,448
Total assets	<u>\$ 658,155</u>	<u>\$ 686,153</u>	<u>\$ 49</u>	<u>\$ 1,344,357</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,186	\$ -	\$ -	\$ 4,186
Due to other	257	-	-	257
Due to debt service fund	1,448	-	-	1,448
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>11,891</u>	<u>-</u>	<u>-</u>	<u>11,891</u>
DEFERRED INFLOWS OF RESOURCES				
Unearned revenue	19,827	-	-	19,827
Total deferred inflows of resources	<u>19,827</u>	<u>-</u>	<u>-</u>	<u>19,827</u>
Fund balances:				
Restricted for:				
Debt service	-	686,153	-	686,153
Unassigned	626,437	-	-	626,437
Total fund balances	<u>626,437</u>	<u>686,153</u>	<u>49</u>	<u>1,312,639</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 658,155</u>	<u>\$ 686,153</u>	<u>\$ 49</u>	<u>\$ 1,344,357</u>

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,648	\$ 459,368	\$ 440,698	104%
Assessment levy: off-roll	19,827	59,482	111,027	54%
Insurance proceeds	-	19,645	-	N/A
Landowner contribution	-	-	333,399	0%
Total revenues	<u>21,475</u>	<u>538,495</u>	<u>885,124</u>	61%
EXPENDITURES				
Professional & administrative				
Supervisors	-	646	-	N/A
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	-	3,931	25,000	16%
Engineering	-	85	15,000	1%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	417	1,000	42%
Trustee	-	4,246	5,500	77%
Telephone	17	83	200	42%
Postage	-	134	250	54%
Printing & binding	42	208	500	42%
Legal advertising	-	451	1,500	30%
Annual special district fee	-	175	175	100%
Insurance	-	10,208	5,800	176%
Meeting room rental	244	244	1,650	15%
Contingencies/bank charges	80	617	750	82%
Website hosting & maintenance	-	-	705	0%
EMMA software services	-	2,000	2,000	100%
Website ADA compliance	-	-	210	0%
Property tax	-	-	420	0%
Total professional & administrative	<u>4,466</u>	<u>43,445</u>	<u>114,660</u>	38%

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Property management	-	13,464	40,392	33%
Insurance	-	-	30,000	0%
Landscape maintenance	-	40,000	250,000	16%
Landscape replacment/extras	-	6,500	20,000	33%
Irrigation repair	-	780	5,000	16%
Pond maintenance	-	5,925	15,700	38%
Wetland monitoring	-	3,390	3,390	100%
Annual exotic plant removal	-	-	5,000	0%
Lights, signs & fences	-	-	5,000	0%
Pressure washing	-	-	25,000	0%
Streets & sidewalks	-	-	2,500	0%
Misc. repairs and replacements	-	29,645	10,000	296%
Holiday lights	-	4,160	5,000	83%
O&M accounting	-	-	6,000	0%
Utilities				
Electricity	-	108	18,000	1%
Water (reclaimed)	-	-	75,000	0%
Streetlights	-	10,507	47,000	22%
Pool maintenance	-	-	8,000	0%
Amenity center R&M	-	-	3,500	0%
Court maintenance	-	-	10,000	0%
Tot lot maintenance	-	-	5,000	0%
Janitorial	-	-	30,000	0%
Access control/monitoring	-	338	20,000	2%
Gym equipment lease	-	-	25,000	0%
Gym equipment repairs	-	-	2,500	0%
Potable water	-	-	1,500	0%
Telephone - pool/clubhouse	-	-	1,200	0%
Electricity - amenity	-	-	5,000	0%
Internet	-	-	2,000	0%
Alarm monitoring	-	-	7,000	0%
Contingencies	-	-	20,610	0%
Total field operations	-	114,817	704,292	16%
Other fees & charges				
Tax collector	49	13,759	13,772	100%
Total other fees & charges	49	13,759	13,772	100%
Total expenditures	4,515	172,021	832,724	21%
Excess/(deficiency) of revenues over/(under) expenditures	16,960	366,474	52,400	
Net change in fund balances	16,960	366,474	52,400	
Fund balances - beginning	609,477	259,963	258,382	
Fund balances - ending	\$ 626,437	\$ 626,437	\$ 310,782	

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,493	\$ 416,119	\$ 393,765	106%
Assessment levy: off-roll	-	-	34,399	0%
Assessment prepayment	-	16,345	-	N/A
Interest and miscellaneous	1,031	22,361	-	N/A
Total revenues	<u>2,524</u>	<u>454,825</u>	<u>428,164</u>	106%
EXPENDITURES				
Debt service				
Principal	-	-	90,000	0%
Interest	-	160,313	320,625	50%
Total debt service	<u>-</u>	<u>160,313</u>	<u>410,625</u>	39%
Other fees & charges				
Tax collector	45	12,464	12,305	101%
Total other fees & charges	<u>45</u>	<u>12,464</u>	<u>12,305</u>	101%
Total expenditures	<u>45</u>	<u>172,777</u>	<u>422,930</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	2,479	282,048	5,234	
Net change in fund balances	2,479	282,048	5,234	
Fund balances - beginning	683,674	404,105	386,081	
Fund balances - ending	<u>\$ 686,153</u>	<u>\$ 686,153</u>	<u>\$ 391,315</u>	

**SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 49
Total revenues	<u>-</u>	<u>49</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	49
Net change in fund balances	-	49
Fund balances - beginning	49	-
Fund balances - ending	<u><u>\$ 49</u></u>	<u><u>\$ 49</u></u>

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

**MINUTES OF MEETING
SALTMEADOWS
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Saltmeadows Community Development District was held on November 5, 2024 at 11:00 a.m., at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

Present were:

Jere Earlywine District Counsel/Proxy Holder

AUDIO WAS NOT AVAILABLE

MINUTES TRANSCRIBED FROM MEETING DOCUMENTS

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Earlywine called the meeting to order.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Earlywine served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 2, 3, 5]

A. Nominations

Mr. Earlywine nominated the following:

Seat 2 Amber Sweeney

Seat 3 Martha Schiffer

36 Seat 5 Jessica Reschke

37 No other nominations were made.

38 **B. Casting of Ballots**

39 Mr. Earlywine stated that he is the designated Proxy Holder for the Landowner,
40 Meritage Homes of Florida Inc., owner of 54.4216 acres, equating to 55 voting units, and 342
41 platted units, equating to 342 voting units, for a total of 397 voting units. Mr. Earlywine is
42 eligible to cast up to 397 votes per Seat.

43 No other Landowners, Landowner representatives or Proxy Holders were present.

44 **I. Determine Number of Voting Units Represented**

45 A total of 397 voting units were represented.

46 **II. Determine Number of Voting Units Assigned by Proxy**

47 All 397 voting units were assigned by proxy to Mr. Earlywine.

48 Mr. Earlywine cast the following votes:

49 Seat 2 Amber Sweeney 50 votes

50 Seat 3 Martha Schiffer 50 votes

51 Seat 5 Jessica Reschke 49 votes

52 **C. Ballot Tabulation and Results**

53 Mr. Earlywine reported the following ballot tabulation, result and terms length:

54 Seat 2 Amber Sweeney 50 votes 4-year term

55 Seat 3 Martha Schiffer 50 votes 4-year term

56 Seat 5 Jessica Reschke 49 votes 2-year term

57

58 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

59

60 There were no Landowners' questions or comments.

61

62 **SIXTH ORDER OF BUSINESS**

Adjournment

63

64 The meeting adjourned.

65

66

67
68
69
70

Secretary/Assistant Secretary

Chair/Vice Chair

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Saltmeadows Community Development District held a Special Meeting on February 18, 2025 at 12:00 p.m., at the Hampton Inn & Suites Sarasota/Lakewood Ranch, 8565 Cooper Creek Blvd., Sarasota, Florida 34201.

Present:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Aimee Greenwood	Assistant Secretary
Amber Sweeney	Assistant Secretary

Also present:

Kristen Suit	District Manager
Bennett Davenport (via telephone)	District Counsel
Jeb Mulock (via telephone)	District Engineer
Ashton Bligh (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:00 p.m.

Supervisors Schiffer, Germino, Greenwood and Sweeney were present. Supervisor Reschke was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Jessica Reschke [Seat 5]

Ms. Suit presented the resignation of Supervisor Jessica Reschke from Seat 5.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of Ms. Jesica Reschke from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS**Consider Appointment of Tyler Woody to Seat 5; Term Expires November 2026**

Ms. Schiffer nominated Mr. Tyler Woody to fill Seat 5. No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Ms. Sweeney, with all in favor, the appointment of Mr. Tyler Woody to fill Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**

The Oath of Office will be administered to Mr. Tyler Woody at or before the next meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-07. Ms. Schiffer nominated the following slate:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Amber Sweeney	Assistant Secretary
Aimee Greenwood	Assistant Secretary

No other nominations were made.

The Resolution removes the following officers from the Board:

72 Jessica Reschke Assistant Secretary

73 Clifton Fischer Assistant Secretary

74 The following prior appointments by the Board remain unaffected by this Resolution:

75 Craig Wrathell Secretary

76 Kristen Suit Assistant Secretary

77 Craig Wrathell Treasurer

78 Jeff Pinder Assistant Secretary

79

80 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**
81 **Resolution 2025-07, Electing, as nominated and Removing Officers of the District**
82 **and Providing for an Effective Date, was adopted.**

83

84

85 **SIXTH ORDER OF BUSINESS**

**Presentation of Second Supplemental
Engineer's Report**

86

87 Mr. Mulock presented the Second Supplemental Engineer's Report, which covers the

88 Assessment Area Two Project. He noted the following:

89 ➤ Assessment Area Two is anticipated to have 267 total units.

90 ➤ The various improvements that are part of the overall Capital Improvement Plan (CIP),
91 including those that are part of the 2025 Project are described in detail in the Master Report. The
92 2025 Project relating to Assessment Area Two includes public roadways, stormwater
93 management, utilities, hardscape/landscape/irrigation, conservation, the differential cost of
94 undergrounding electrical conduit, soft costs, etc.

95 ➤ All permits were received.

96 ➤ The Assessment Area Two 2025 Project Total Estimated Cost is \$9,019,586.

97 ➤ The Report contains the findings necessary.

98 Mr. Davenport asked and Mr. Mulock responded to the following questions:

99 **Mr. Davenport:** Can you confirm that the costs of the improvements in the Engineer's
100 Report are reasonable?
101

102 **Mr. Mulock:** Yes, and that is one of the notes that we put in there. But, yes, the costs are
103 based off current markets, trends and costs that we see, so yes, the cost is considered reasonable
104 in today's time.

105
106 **On MOTION by Ms. Schiffer and seconded by Ms. Sweeney, with all in favor, the**
107 **Second Supplemental Engineer's Report, in substantial form, was approved.**
108

109
110 **SEVENTH ORDER OF BUSINESS**

**Presentation of Second Supplemental
Special Assessment Methodology Report**

111
112
113 Ms. Suit presented the Second Supplemental Special Assessment Methodology Report.
114 She noted the following:

115 ➤ The District intends to issue the Series 2025 Bonds for Assessment Area Two in the
116 estimated principal amount of \$4,900,000 to fund an estimated \$4,364,514.50 in Assessment
117 Area Two Project costs.

118 ➤ Assessment Area Two is anticipated to have 267 total units.

119 ➤ The Assessment Area Two Project consists of the portion of the overall CIP that is
120 necessary for the development of land in Assessment Area Two.

121 ➤ The Developer and/or the District, in its sole discretion, through future bonds is
122 anticipated to fund improvements valued at an estimated cost of \$4,655,071.50 which will not
123 be funded with proceeds of the Series 2025 Bonds.

124 ➤ No Series 2025 Bond Assessments will be allocated herein to any platted amenities or
125 other platted common areas planned for the Development.

126 Ms. Suit reviewed Appendix Tables 1 through 6 for the Assessment Area Two 2025
127 Project, which reflect the Development Plan, Project Costs, Preliminary Sources and Uses of
128 Funds, Benefit Allocation, Cost Allocation and Bond Assessment Apportionment.

129 Ms. Suit stated that the Engineer's Report Exhibit A Legal Description will be used in the
130 Methodology Report.

131 Mr. Davenport asked and Ms. Suit responded to the following question:

132 **Mr. Davenport:** Can you confirm that the assessments are reasonably allocated?

Ms. Suit: Yes.

On MOTION by Ms. Schiffer and seconded by Ms. Sweeney, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Authorizing the Issuance of its Saltmeadows Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing for

**Severability and an Effective Date and for
Other Purposes**

Ms. Bligh presented Resolution 2025-08, known as the Delegation Resolution, which accomplishes the following:

- Contains documents, as exhibits, to sell one series of bonds, which is the CDD's second series of bonds for the primary purpose of providing funds to pay all or a portion of the Series 2025 Project, as described in Schedule I attached to the Resolution.
- Approves the Second Supplemental Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum, Rule 15c2-12 Certificate and Continuing Disclosure Agreement.
- Section 4 contains certain findings such that the CDD does not have to go through a public offering.
- Section 5 sets forth the parameters for the Series 2025 Bonds.
- Sets forth that the aggregate principal amount of the Series 2025 Bonds shall not exceed \$7,000,00.
- Section 9 authorizes the Chair, Vice Chair, or its respective designee to execute and deliver documents and instruments regarding the issuance of the Series 2025 Bonds.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-08 Authorizing the Issuance of its Saltmeadows Community Development District Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and its Use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025

Bonds; Making Certain Declarations; Providing for Severability and an Effective Date and for Other Purposes, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2025-09 and read the title.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Consideration of Resolution 2025-09, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date.

TENTH ORDER OF BUSINESS

Consideration of Forms of Issuer's Counsel Documents

Mr. Davenport presented the following:

A. Collateral Assignment Agreement

- 252 **B. Completion Agreement**
253 **C. Declaration of Consent**
254 **D. Disclosure of Public Finance**
255 **E. Notice of Special Assessments**
256 **F. True Up Agreement**

257
258 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the**
259 **Collateral Assignment Agreement, Completion Agreement, Declaration of**
260 **Consent, Disclosure of Public Finance, Notice of Special Assessments and True**
261 **Up Agreement, all in substantial form, were approved.**

262
263
264 **ELEVENTH ORDER OF BUSINESS**

**Consideration of FMSbonds, Inc. Rule G-17
Disclosure**

265
266
267 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the**
268 **FMSbonds, Inc. Rule G-17 Disclosure, was approved.**

269
270
271 **TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-06,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

272
273
274
275
276 This item was deferred.

277
278 **THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

279
280
281 Ms. Suit stated it appears that the property insurance was coded to the "Insurance" line
282 item on Page 2 but a portion needs to be recoded to the "Insurance" line item on Page 3.

283
284 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the**
285 **Unaudited Financial Statements as of December 31, 2024, were accepted.**
286
287

FOURTEENTH ORDER OF BUSINESS

**Approval of November 18, 2024 Public
Hearing and Regular Meeting Minutes**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the
November 18, 2024 Public Hearing and Regular Meeting Minutes, as presented,
were approved.**

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Davenport discussed bond closure, which will likely be before the next meeting.

B. District Engineer: ZNS Engineering

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: March 17, 2025 at 12:00 PM**

- **QUORUM CHECK**

The March 17, 2025 meeting will be canceled.

SIXTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the
meeting adjourned at 12:26 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

323

324

325

326 _____
Secretary/Assistant Secretary

Chair/Vice Chair

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS A

To Whom It May Concern,

We, the undersigned residents of Salt Meadows, are writing to address a growing safety concern within our community. Vehicles are consistently speeding on Sand Marsh Ave and throughout Salt Meadows. Sand Marsh Avenue is being used as a shortcut, creating a dangerous environment for residents, particularly families, children, and the elderly. Despite our best efforts to stay cautious, many of us have experienced near-miss incidents, and we fear it's only a matter of time before a serious accident occurs.

In addition to requesting a reduction in the speed limit, we are also calling for the installation of a "No Through Traffic" or "No Through Commercial Traffic" sign on Sand Marsh Ave. With restrictions on Spencer Parrish Rd, large trucks and vehicles are frequently using our street as a shortcut and speeding through the neighborhood. These large trucks struggle to navigate our roundabouts, causing damage to our sidewalks, curbs, and roadways.

The current 40 mph speed limit, set by the developer, is too high for a residential area and does not align with the needs of the community. We understand that the county has discussed revising the speed limit with the developer's engineer, and we strongly urge swift action to submit revised designs to ensure the safety of all residents.

We, the residents of Salt Meadows, respectfully request the following actions:

1. A reduction in the speed limit on Sand Marsh Ave to a safer level for both pedestrians and vehicles, preferably between 25-30 mph.
2. A reduction in the speed limit on all other roads within the community to 15 mph.
3. The installation of a "No Through Traffic" or "No Through Commercial Traffic" sign to prevent trucks and other vehicles from using our street as a shortcut. This will reduce risks to residents and prevent further damage to infrastructure.

The safety and well-being of our community must be a top priority. We respectfully request that these concerns be addressed promptly to prevent any future accidents. We are united in this effort and look forward to a swift resolution that ensures the safety of all residents.

Thank you for your immediate attention to this matter.

Sincerely,

Jennifer Aversano

Resident of Salt Meadows

Name	Address	Comments
John Brockhoff	14121 Gunnison Cove Parrish FL 34219	Speed limit is way too high and needs to be lowered.
Kristie Cantrell	7226 Boggy Creek Pl Parrish FL 34219	speed limit needs to be decreased and thru traffic needs to be restricted to ensure resident safety
Rachael Bartlett	7337 Boggy Creek Place Parrish FL 34219	Speed limit needs to be reduced and no thru traffic.
Cheryl Rodriguez	7810 Gilchrist Springs Dr Parrish FL 34219	Speed limit needs to be reduced and no thru traffic signs need to be installed
Matt Smith	13871 Richland Gulf Cir	
Danielle Smith	13871 Richland Gulf Cir	
Brittany Johnson	14018 Ginnie Springs Way	
Zach Johnson	14018 Ginnie Springs Way	
Maria Otero	7320 boggy creek pl	Speed limit is too high for a residential community full of families, elderly and pets. Speed limit needs to be decreased and a no through street.
Cassandra Essick	7244 Amelia River Dr	
Declaire Charles	7212 Amelia River Drive	petition for the no thru traffic
Jennifer Aversano	7235 Boggy Creek Pl	
Andrew Aversano	7235 Boggy Creek Pl	
Victor Silva	7233 Amelia River Dr	

Name	Address	Comments
Olivia Silva	7233 Amelia River Dr	
Benjamin Juskiewicz	7309 Boggy Creek Pl	
Michelle Arias	7010 Boggy Creek Pl	No through signs must be installed and speed limit must be decreased for the safety of children, pets, and elders.
B. Patrick O'Brien	14083 Ginnie Springs Way	We were shocked at the 40 mph speed limit when we first moved into the neighborhood in 2024. Now that we have seen more children and families move into Salt Meadows, we are increasingly concerned about cars and trucks speeding through our neighborhood. We hope this speed limit can be lowered to a safer speed to reflect our growing community.
Christine O'Brien	14083 Ginnie Springs Way	
Jaci VanWormer	7152 Boggy Creek Place.	causes excessive noise from the trucks and they speed worried about kids
Dylan and Ashley Welter	7031 Boggy Creek Pl	Speed limit is too high for a neighborhood. Safety of kids and families who walk, run, ride bikes/scooters and play in the streets is a major concern. Construction trucks use neighborhood as a cut through and multiple close calls to pedestrians being struck have been witnessed.
Renee Meyer	14034 Ginnie Springs Way.	we never would have bought in Salt Meadows if we knew it would be a cut through subdivision for all the lazy people who won't go up to the light. I don't believe those trucks will adhere to just a sign but a gate is required to keep people who don't live here to not speed 60 miles an hour when cutting through. Meritage needs to make their subdivision safe and it's not safe!

Name	Address	Comments
Kara Lee	13923 Richland Gulf Cir	
Samantha Morris	13923 Richland Gulf Cir.	
Cheryl Stevens	7210 Boggy Creek Pl	
Raymond and Diane Landy	7250 Boggy Creek Place	
Nicholas & Jazzmin Wingard	7129 Boggy Creek Place	
Stephen Klosterman	13931 Richland Gulf Cir	
Michael Christenson	14067 Ginnie Springs Way	
Dimitri and Jennifer Sorgic	7137 Boggy Creek Pl	
Christina Reeves	13966 Richland Gulf Cir	
Austin Reeves	13966 Richland Gulf Cir	
Lorianne DeDomenico	14079 Ginnie Springs Way	
Jennifer and Michael DiSalvo	7145 Boggy Creek Place	The speed limit is to high very unsafe for the children and residents, speed bumps are also needed, this needs to be addressed quickly
William and Michelle Dillon	7023 Boggy Creek Place	Speed limits to high. Speed camera or police monitoring needed. Possible dead end incorporated to eliminate cut through entirely.
Paul Lynch	13915 Richland Gulf Cir	
Sergio & Amanda Mendes	7359 Boggy Creek Place	
Jacob Brockhoff	7342 Boggy Creek PL	

Name	Address	Comments
Chelsea & Nicholas Suhr	7209 Amelia River Dr	Speed limits need to be decreased. Through traffic causing a hazard. Construction trucks now using neighborhood as a through street, damaging streets/sidewalks and property. Safety concern for children with high traffic on what should be a neighborhood road and bus stop.
Shelley Finn	13876 Richland Gulf Cir	The speed limit needs to be lowered. Also construction trucks/traffic should not be cutting through the neighborhood.
Katie and Jason Criswell	13910 Richland gulf Circle	
Ian and Emily Christie		lower the speed limit to enhance road safety for pedestrians and drivers. In addition this will contribute to quieter and more pleasant community

SALTMEADOWS

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS C

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201</i> ¹<i>Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202</i> ²<i>Location Unavailable</i> ³<i>Hampton Inn & Suites Sarasota/Lakewood Ranch, 8565 Cooper Creek Blvd. Sarasota, Florida 34201</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024 CANCELED	Regular Meeting	12:00 PM
November 5, 2024 ¹	Landowners' Meeting	11:00 AM
November 18, 2024	Public Hearing and Regular Meeting <i>Amenity Rules and Rates</i>	12:00 PM
December 16, 2024 ² <i>rescheduled to January 21, 2025</i>	Regular Meeting	12:00 PM
January 21, 2025 CANCELED	Special Meeting	12:00 PM
February 18, 2025 ³	Special Meeting <i>adoption of Delegation Resolution</i>	12:00 PM
March 17, 2025 ² CANCELED	Regular Meeting	12:00 PM
April 21, 2025	Regular Meeting	12:00 PM
May 19, 2025	Regular Meeting	12:00 PM
June 16, 2025	Regular Meeting	12:00 PM
July 21, 2025	Regular Meeting	12:00 PM
August 18, 2025	Regular Meeting	12:00 PM
September 15, 2025	Regular Meeting	12:00 PM