

ORDINANCE NO. 17-39

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; EXPANDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY ADDING APPROXIMATELY 16.21 ACRES OF LAND; AMENDING SUBSECTION 2-8-37 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS EXPANDED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, Silverleaf Community Development District (District) has been created by law and established pursuant to Manatee County Ordinance No. 06-32, adopted on December 7, 2006, effective as filed with the Secretary of State of Florida on December 18, 2006; and

WHEREAS, Ordinance No. 06-32 described the boundaries of the District, which included approximately 284.36 acres of land; and

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

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

WHEREAS, the petition designated approximately 16.21 acres of land described and depicted in Exhibit "A", attached hereto and incorporated herein, to be added to the District; and

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

WHEREAS, PGCI IV, LLC, a Florida limited liability company, is the owner of approximately 16.21 acres of land proposed to be added to the District and has consented in writing to the addition of said land to the District; and

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

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

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

WHEREAS, the District established under Ordinance No. 06-32, as amended by this ordinance, as an independent special district and a local unit of special purpose government, shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in Exhibit "2B", attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District by expansion will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

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

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

Section 2. Authority. This Ordinance is adopted pursuant to Paragraph 190.046(1)(b) and Section 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and purpose. It is the intent and purpose of this Ordinance to expand the boundaries of the District by adding the areas of land described and depicted in Exhibit “2A”, consisting of approximately 16.21 acres, to the geographic boundaries and control of the District.

Section 4. Expansion of boundaries. The boundaries of the District are hereby expanded pursuant to Subsection 190.046(1), Florida Statutes, by adding the areas described and depicted in Exhibit “2A”, consisting of approximately 16.21 acres of land, to the geographic boundaries and control of the District. The amended boundaries of the District as expanded, which consist of approximately 300.57 acres of land, are described and depicted in Exhibit “2B”.

Section 5. Amending Subsection 2-8-37 of the Manatee County Code of Ordinances. Subsection 2-8-37 of the Manatee County Code of Ordinances is hereby amended to read as follows:

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

(b) Boundaries. The amended boundaries of the district as expanded are those described in the metes and bounds description attached to Ordinance No. 17-39 ~~Ord. No. 06-32~~ as Exhibit “2B”.

Section 6. Reliance upon representations. The expansion of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 17-39 to Modify the External Boundaries of Silverleaf Community Development District through Expansion dated February 8, 2017, signed by Priscilla Heim, chairman of the District, and Kimberly Ashton, attorney for the District, with Exhibits “1” through “7”, and Attorney Certificate, Engineer Certificate, Petitioner Certificate, Surveyor Certificate, Affidavit of District Attorney, Affidavit of District Manager, and Affidavit of Engineer, collectively attached to said Petition.

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

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

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

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 20th day of June, 2017.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA



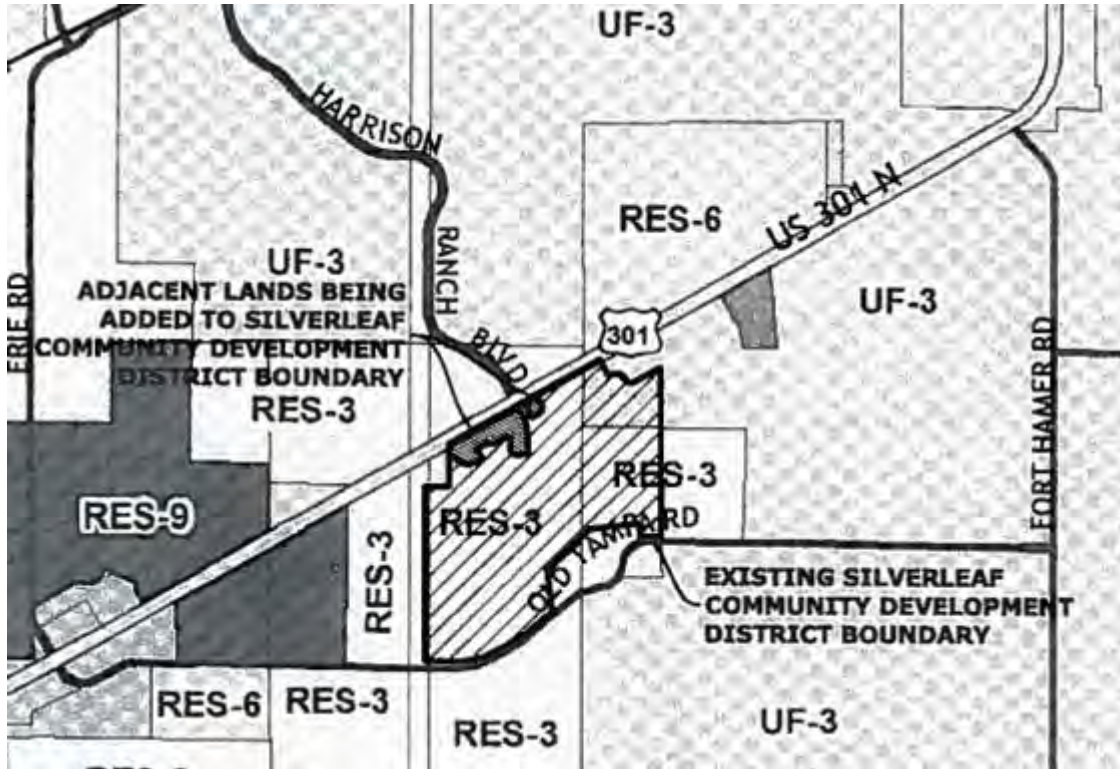
By: *[Signature]*
Chairperson

ATTEST: ANGELINA COLONESSO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: *[Signature]*
Deputy Clerk

Exhibit "A"

Silverleaf Community Development District

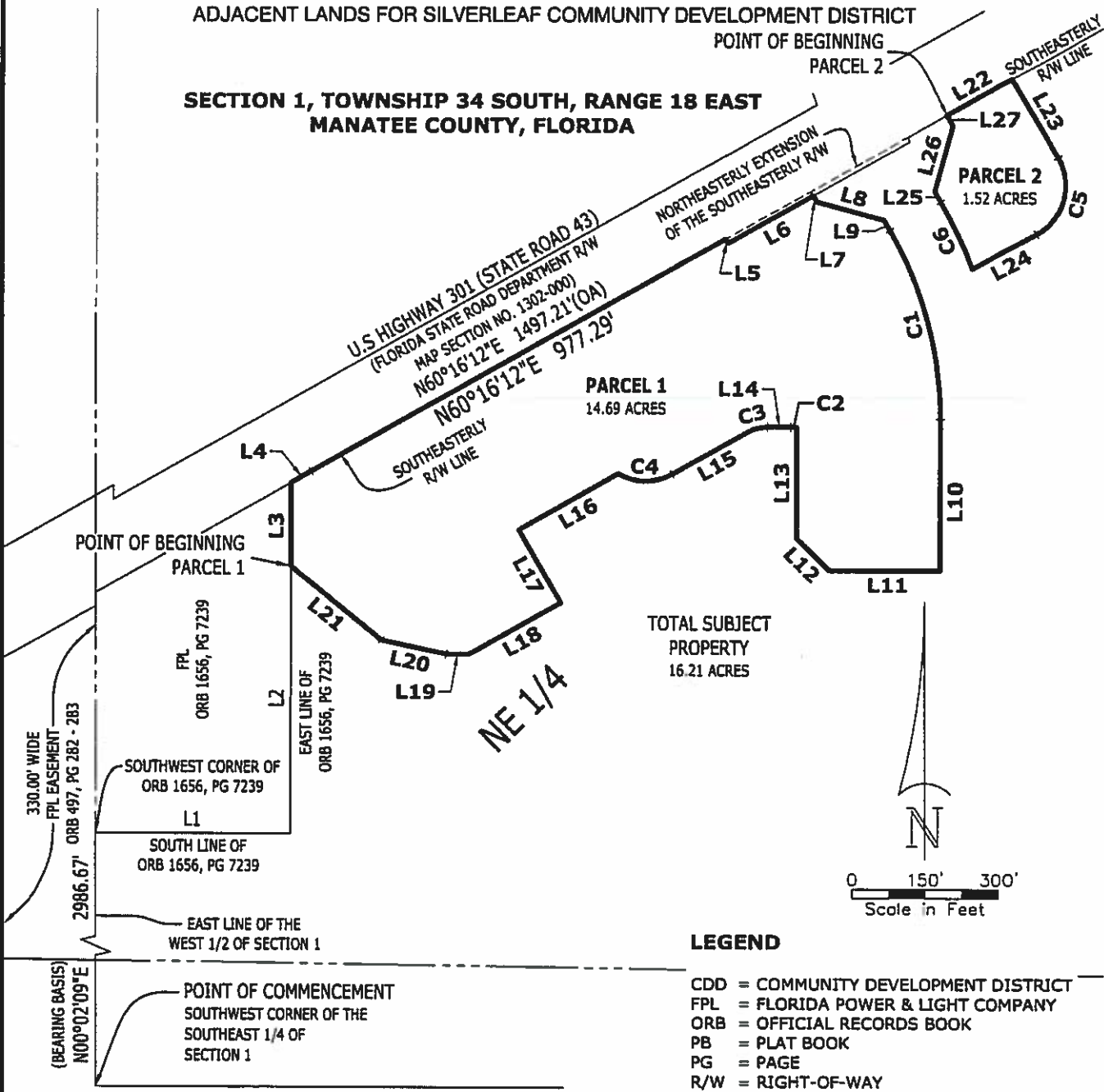


16.2 ACRES OF ADJACENT LANDS

THIS IS NOT A SURVEY

EXHIBIT 2A

ADJACENT LANDS FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT
 SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



TOTAL SUBJECT PROPERTY
 16.21 ACRES

LEGEND

- CDD = COMMUNITY DEVELOPMENT DISTRICT
- FPL = FLORIDA POWER & LIGHT COMPANY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- R/W = RIGHT-OF-WAY

EXHIBIT 2A

ADJACENT LANDS FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

SCALE 1" = 300'	DATE 10/18/16	JOB No. 8854-009-100		
DRAWN JEB	CHECKED JEB	SECTION 1	TOWNSHIP 34S	RANGE 18E

King
 ENGINEERING ASSOCIATES, INC.

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

CERTIFICATE OF SURVEYOR
 I, the undersigned professional land surveyor, hereby certify the sketch map(s) and metes and bounds description(s) as set forth in exhibit ADJACENT LANDS FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT of the Petition for the establishment of SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT are true and correct, were made under my direction and meet the minimum technical standard requirements of Chapter 51-17 of the Florida Administrative Code as of the following date:

Date of certification: October 18, 2016

JAMES D. GREEN, LS #5189
 CERTIFICATE OF AUTHORIZATION No. LB2610

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 00°02'09" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 1, SAME BEING THE EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT ACCORDING TO OFFICIAL RECORDS BOOK 497, PAGES 282 - 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2,986.67 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°57'22" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 399.98 FEET; THENCE NORTH 00°01'53" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 556.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 172.67 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43) ACCORDING TO FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1302-000; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 60°14'12" EAST, A DISTANCE OF 47.48 FEET; (2) NORTH 60°16'12" EAST, A DISTANCE OF 977.29 FEET; (3) SOUTH 29°43'48" EAST, A DISTANCE OF 10.00 FEET; (4) NORTH 60°16'12" EAST, A DISTANCE OF 199.92 FEET; THENCE SOUTH 29°43'48" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 74°43'48" EAST, A DISTANCE OF 141.42 FEET; THENCE SOUTH 29°43'48" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 409.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 29°43'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°51'54" EAST 405.34 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 314.18 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 227.07 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 94.44 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 230.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 12.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 02°47'04", AND A CHORD BEARING AND DISTANCE OF NORTH 88°36'28" WEST 12.15 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 46.89 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 44.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 29°43'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°08'06" WEST 43.61 FEET; THENCE SOUTH 60°16'12" WEST, A DISTANCE OF 175.40 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 115.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 60°07'57", AND A CHORD BEARING AND DISTANCE OF NORTH 89°39'49" WEST 110.22 FEET; THENCE SOUTH 60°16'12" WEST, A DISTANCE OF 234.61 FEET; THENCE SOUTH 29°43'48" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 60°16'12" WEST, A DISTANCE OF 216.79 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 47.05 FEET; THENCE NORTH 77°46'51" WEST, A DISTANCE OF 135.54 FEET; THENCE NORTH 50°27'50" WEST, A DISTANCE OF 241.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.69 ACRES.

TOGETHER WITH

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 00°02'09" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 1, SAME BEING THE EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT ACCORDING TO OFFICIAL RECORDS BOOK 497, PAGES 282 - 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A

EXHIBIT 2A

ADJACENT LANDS FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
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Fax 813 880-8882
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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

DISTANCE OF 2,986.67 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°57'22" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 399.98 FEET; THENCE NORTH 00°01'53" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 556.32 FEET; THENCE CONTINUE NORTH 00°01'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 172.67 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43) ACCORDING TO FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1302-000; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, AND IT'S NORTHEASTERLY EXTENSION, THE FOLLOWING THREE (3) COURSES: (1) NORTH 60°14'12" EAST, A DISTANCE OF 47.48 FEET; (2) NORTH 60°16'12" EAST, A DISTANCE OF 1,497.21 FEET TO THE POINT OF BEGINNING; (3) CONTINUE NORTH 60°16'12" EAST, A DISTANCE OF 150.34 FEET; THENCE SOUTH 29°43'48" EAST, A DISTANCE OF 185.55 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 184.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°16'12" WEST 166.17 FEET; THENCE SOUTH 60°16'12" WEST, A DISTANCE OF 145.80 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 153.78 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 09°40'56", AND A CHORD BEARING AND DISTANCE OF NORTH 24°53'20" WEST 153.59 FEET; THENCE NORTH 29°43'48" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 15°16'12" EAST, A DISTANCE OF 141.42 FEET; THENCE NORTH 29°43'48" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.52 ACRES.

TOTAL SUBJECT PROPERTY CONTAINING 16.21 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 1, BEING NORTH 00°02'09" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'22"E	399.98'
L2	N00°01'53"E	556.32'
L3	N00°01'53"E	172.67'
L4	N60°14'12"E	47.48'
L5	S29°43'48"E	10.00'
L6	N60°16'12"E	199.92'
L7	N29°43'48"W	15.00'
L8	N74°43'48"W	141.42'
L9	N29°43'48"W	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S00°00'00"E	314.18'
L11	N90°00'00"W	227.07'
L12	N45°00'00"W	94.44'
L13	N00°00'00"W	230.24'
L14	N90°00'00"W	46.89'
L15	S60°16'12"W	175.40'
L16	S60°16'12"W	234.61'
L17	S29°43'48"E	175.00'
L18	S60°16'12"W	216.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N90°00'00"W	47.05'
L20	N77°46'51"W	135.54'
L21	N50°27'50"W	241.80'
L22	N60°16'12"E	150.34'
L23	S29°43'48"E	185.55'
L24	S60°16'12"W	145.80'
L25	N29°43'48"W	25.00'
L26	N15°16'12"E	141.42'
L27	N29°43'48"W	25.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	409.92'	790.00'	29°43'48"	N14°51'54"W	405.34'
C2	12.15'	250.00'	2°47'04"	S88°36'28"E	12.15'
C3	44.11'	85.00'	29°43'48"	N75°08'06"E	43.61'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C4	115.45'	110.00'	60°07'57"	S89°39'49"E	110.22'
C5	184.57'	117.50'	90°00'00"	S15°16'12"W	166.17'
C6	153.78'	910.00'	9°40'56"	N24°53'20"W	153.59'

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EXHIBIT 2A

ADJACENT LANDS FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

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300.57 ACRES OF EXPANDED DISTRICT'S BOUNDARIES

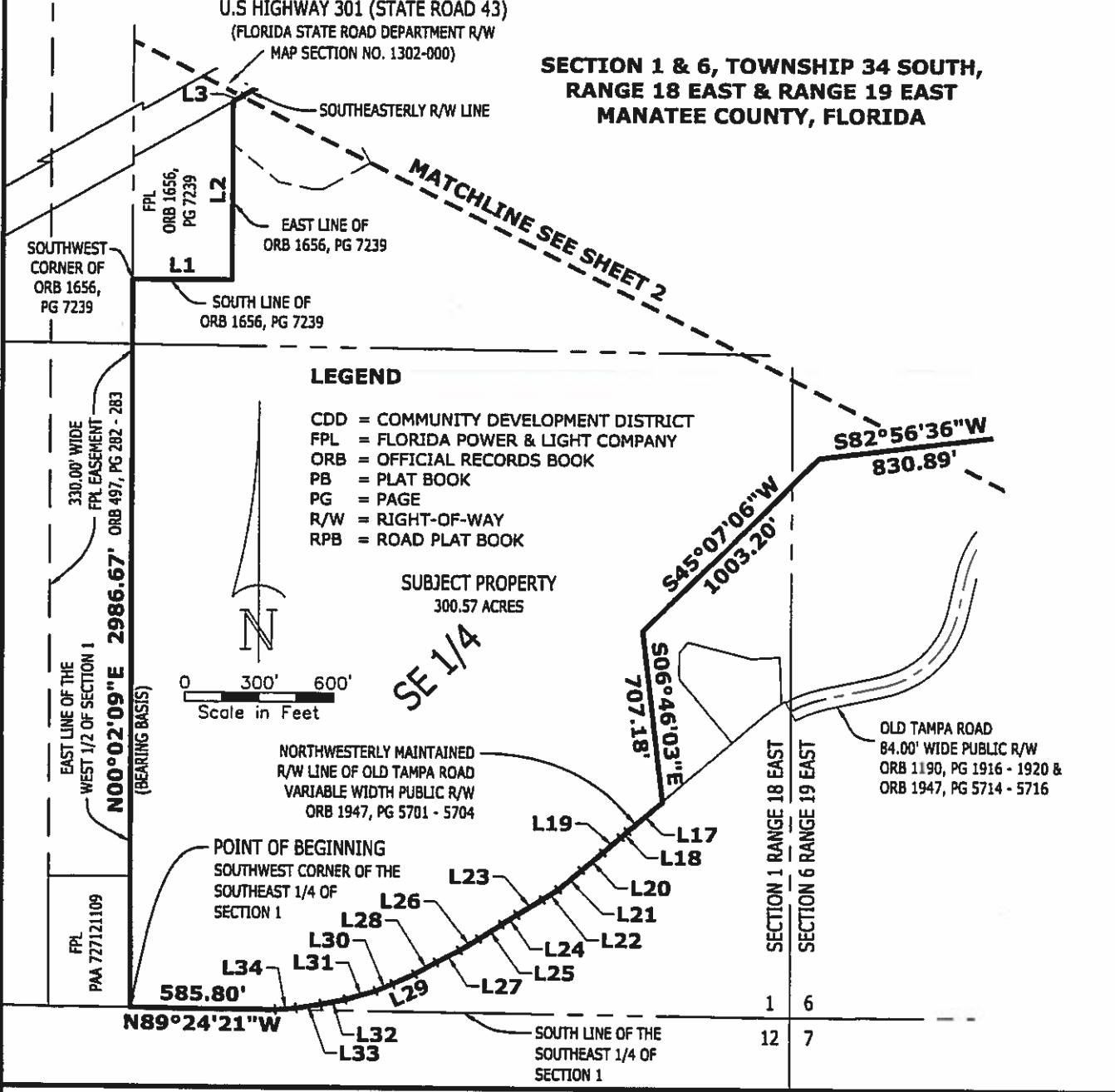
THIS IS NOT A SURVEY

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

U.S HIGHWAY 301 (STATE ROAD 43)
(FLORIDA STATE ROAD DEPARTMENT R/W
MAP SECTION NO. 1302-000)

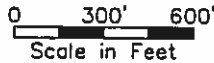
**SECTION 1 & 6, TOWNSHIP 34 SOUTH,
RANGE 18 EAST & RANGE 19 EAST
MANATEE COUNTY, FLORIDA**



LEGEND

- CDD = COMMUNITY DEVELOPMENT DISTRICT
- FPL = FLORIDA POWER & LIGHT COMPANY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- R/W = RIGHT-OF-WAY
- RPB = ROAD PLAT BOOK

SUBJECT PROPERTY
300.57 ACRES



NORTHWESTERLY MAINTAINED
R/W LINE OF OLD TAMPA ROAD
VARIABLE WIDTH PUBLIC R/W
ORB 1947, PG 5701 - 5704

POINT OF BEGINNING
SOUTHWEST CORNER OF THE
SOUTHEAST 1/4 OF
SECTION 1

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

SCALE 1" = 600'	DATE 10/18/16	JOB No. 8854-009-100		
DRAWN JEB	CHECKED JEB	SECTION 1 & 6	TOWNSHIP 34S	RANGE 18E & 19E

King

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CERTIFICATE OF SURVEYOR

I, the undersigned professional land surveyor, hereby certify the sketch map(s) and metes and bounds description(s) as set forth in exhibit "EXPANDED DISTRICT BOUNDARIES FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT" of the Petition for the establishment of SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT are true and correct, were made under my direction and meets the minimum technical standard requirements of Chapter 5J-17 of the Florida Administrative Code as of the following date:

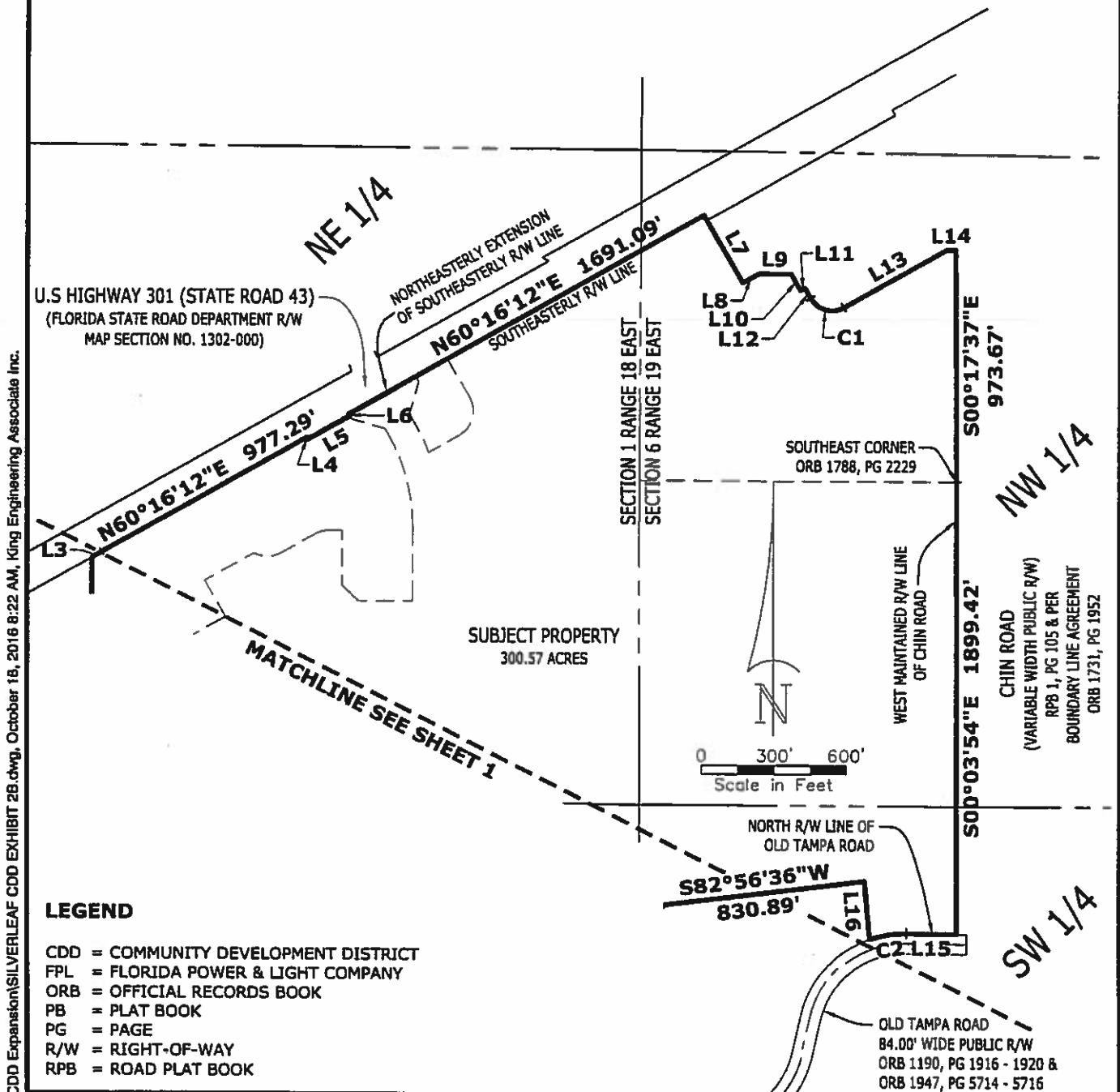
Date of certification: October 18, 2016

JAMES D. GREENE, L.S. #5189
CERTIFICATE OF AUTHORIZATION No. LB#610

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THIS IS NOT A SURVEY

SECTION 1 & 6, TOWNSHIP 34 SOUTH,
RANGE 18 EAST & RANGE 19 EAST
MANATEE COUNTY, FLORIDA



C:\SURVEY\9854\009\100\EXHIBIT\CDD Expansion\SILVERLEAF CDD EXHIBIT 2B.dwg, October 18, 2016 8:22 AM, King Engineering Associate Inc.

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EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

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LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 00°02'09" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 1, SAME BEING THE EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT ACCORDING TO OFFICIAL RECORDS BOOK 497, PAGES 282 - 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2,986.67 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°57'22" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 399.98 FEET; THENCE NORTH 00°01'53" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND ACCORDING TO OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 728.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43) ACCORDING TO FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 1302-000; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, AND ITS NORTHEASTERLY EXTENSION, THE FOLLOWING SIX (6) COURSES: (1) NORTH 60°14'12" EAST, A DISTANCE OF 47.48 FEET; (2) NORTH 60°16'12" EAST, A DISTANCE OF 977.29 FEET; (3) SOUTH 29°43'48" EAST, A DISTANCE OF 10.00 FEET; (4) NORTH 60°16'12" EAST, A DISTANCE OF 199.92 FEET; (5) NORTH 29°43'48" WEST, A DISTANCE OF 10.00 FEET; (6) NORTH 60°16'12" EAST, A DISTANCE OF 1,691.09 FEET; THENCE SOUTH 29°43'48" EAST, A DISTANCE OF 325.00 FEET; THENCE NORTH 60°16'12" EAST, A DISTANCE OF 77.00 FEET; THENCE SOUTH 89°43'48" EAST, A DISTANCE OF 132.79 FEET; THENCE SOUTH 29°43'48" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 60°16'12" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 29°43'48" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 157.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°43'48" EAST 141.42 FEET; THENCE NORTH 60°16'12" EAST, A DISTANCE OF 487.42 FEET; THENCE NORTH 89°42'04" EAST, A DISTANCE OF 38.73 FEET TO A POINT OF INTERSECTION WITH THE WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) ACCORDING TO MANATEE COUNTY ROAD PLAT BOOK 1, PAGE 105 AND IN ACCORDANCE WITH THE BOUNDARY LINE AGREEMENT ACCORDING TO OFFICIAL RECORDS BOOK 1731, PAGE 1952 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE CHIN ROAD THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°17'37" EAST, A DISTANCE OF 973.67 FEET; (2) SOUTH 00°03'54" EAST, A DISTANCE OF 1,899.42 FEET TO A POINT OF INTERSECTION WITH SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD AND THE NORTH RIGHT-OF-WAY LINE OF OLD TAMPA ROAD (84 FOOT WIDE PUBLIC RIGHT-OF-WAY IN THIS LOCATION) ACCORDING TO OFFICIAL RECORDS BOOK 1190, PAGES 1916 - 1920, ALSO ACCORDING TO OFFICIAL RECORDS BOOK 1947, PAGES 5714 - 5716 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF OLD TAMPA ROAD THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°12'20" WEST, A DISTANCE OF 206.60 FEET TO A POINT ON A CURVE TO THE LEFT; (2) WESTERLY 155.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 442.00 FEET, A CENTRAL ANGLE OF 20°13'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 80°41'05" WEST 155.17 FEET; THENCE NORTH 04°44'15" WEST, A DISTANCE OF 244.27 FEET; THENCE SOUTH 82°56'36" WEST, A DISTANCE OF 830.89 FEET; THENCE SOUTH 45°07'06" WEST, A DISTANCE OF 1,003.20 FEET; THENCE SOUTH 06°46'03" EAST, A DISTANCE OF 707.18 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD TAMPA ROAD (VARIABLE WIDTH RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 1947, PAGES 5701 - 5704 OF THE PUBLIC RECORDS OF AFORESAID MANATEE COUNTY; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD TAMPA ROAD THE FOLLOWING EIGHTEEN (18) COURSES: (1) SOUTH 49°47'07" WEST, A DISTANCE OF 185.49 FEET; (2) SOUTH 48°04'06" WEST, A DISTANCE OF 36.86 FEET; (3) SOUTH 49°16'09" WEST, A DISTANCE OF 97.02 FEET; (4) SOUTH 49°58'55" WEST, A DISTANCE OF 111.82 FEET; (5) SOUTH 50°02'28" WEST, A DISTANCE OF 123.71 FEET; (6) SOUTH 57°33'53" WEST, A DISTANCE OF 77.56 FEET; (7) SOUTH 58°21'24" WEST, A DISTANCE OF 119.05 FEET; (8) SOUTH 57°41'29" WEST, A DISTANCE OF 73.83 FEET; (9) SOUTH 56°39'17" WEST, A DISTANCE OF 110.53 FEET; (10) SOUTH 58°32'05" WEST, A DISTANCE OF 90.70 FEET; (11) SOUTH 62°21'39" WEST, A DISTANCE OF 106.25 FEET; (12) SOUTH 60°26'20" WEST, A DISTANCE OF 99.45 FEET; (13) SOUTH 65°24'13" WEST, A DISTANCE OF 98.62 FEET; (14) SOUTH 66°33'03" WEST, A DISTANCE OF 75.14 FEET; (15) SOUTH 73°21'31" WEST, A DISTANCE OF 127.68 FEET; (16) SOUTH 78°14'38" WEST, A DISTANCE OF 100.56 FEET; (17) SOUTH 80°40'02" WEST, A DISTANCE OF 100.90 FEET; (18) SOUTH 85°14'18" WEST, A DISTANCE OF 83.46 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 89°24'21" WEST, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 585.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 300.57 ACRES.

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

King
ENGINEERING ASSOCIATES, INC.

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

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'22"E	399.98'
L2	N00°01'53"E	728.99'
L3	N60°14'12"E	47.48'
L4	S29°43'48"E	10.00'
L5	N60°16'12"E	199.92'
L6	N29°43'48"W	10.00'
L7	S29°43'48"E	325.00'
L8	N60°16'12"E	77.00'
L9	S89°43'48"E	132.79'
L10	S29°43'48"E	80.00'
L11	N60°16'12"E	20.00'
L12	S29°43'48"E	50.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N60°16'12"E	487.42'
L14	N89°42'04"E	38.73'
L15	N89°12'20"W	206.60'
L16	N04°44'15"W	244.27'
L17	S49°47'07"W	185.49'
L18	S48°04'06"W	36.86'
L19	S49°16'09"W	97.02'
L20	S49°58'55"W	111.82'
L21	S50°02'28"W	123.71'
L22	S57°33'53"W	77.56'
L23	S58°21'24"W	119.05'
L24	S57°41'29"W	73.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S56°39'17"W	110.53'
L26	S58°32'05"W	90.70'
L27	S62°21'39"W	106.25'
L28	S60°26'20"W	99.45'
L29	S65°24'13"W	98.62'
L30	S66°33'03"W	75.14'
L31	S73°21'31"W	127.68'
L32	S78°14'38"W	100.56'
L33	S80°40'02"W	100.90'
L34	S85°14'18"W	83.46'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	157.08'	100.00'	90°00'00"	S74°43'48"E	141.42'
C2	155.98'	442.00'	20°13'11"	S80°41'05"W	155.17'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 1, BEING NORTH 00°02'09" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

EXHIBIT 2B

EXPANDED DISTRICT BOUNDARIES FOR SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT

King
ENGINEERING ASSOCIATES, INC.

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Tampa, Florida 33634
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LB #2610

O:\SURVEY\1885\100\EXHIBIT\CDD Expansion\SILVERLEAF CDD EXHIBIT 2B.dwg, October 18, 2016 8:22 AM, King Engineering Associate Inc.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Chapter 190, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on June 20, 2017, at 9:00 a.m. (or as soon thereafter as may be heard) in the Commission Chambers, located on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following request made by the Board of Supervisors of the Silverleaf Community Development District (Petitioners):

ORDINANCE NO. 17-39

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO SILVERLEAF COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; EXPANDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY ADDING APPROXIMATELY 16.21 ACRES OF LAND; AMENDING SUBSECTION 2-8-37 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS EXPANDED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The existing Silverleaf Community Development District sits in the unincorporated area of Manatee County on the south side of US 301 N, north of Old Tampa Rd, west of Chin Rd in Parrish.

All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Building & Development Services will be considered by the Board of County Commissioners and entered into the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m. Monday through Friday at the Manatee County Building & Development Services, 1112 Manatee Avenue West, 4th Floor, Suite 408, Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling 941-749-3070 during normal business hours.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and, for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; or FAX 745-3790.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Building & Development Services
Manatee County, Florida

Exhibit "A"

Silverleaf Community Development District

