



# Florida Fish and Wildlife Conservation Commission

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RECEIVED August 23, 1999  
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OFFICE OF ENVIRONMENTAL SERVICES  
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AUG 26 1999

FOLDER # \_\_\_\_\_

Mr. Timothy P. Durham  
Senior Vice President  
Director of Environmental Services  
Wilson, Miller, Barton & Peek, Inc.  
3200 Bailey Lane, Suite 200  
Naples, Florida 34105-8507

RE: Riverwood DRI, Charlotte County, Bald  
Eagle Preserve Management Plan, June  
1999

Dear Mr. Durham:

The Office of Environmental Services of the Florida Fish and Wildlife Conservation Commission has reviewed the final Habitat Management Plan, Eagle Preserves A and B for the Riverwood DRI in Charlotte County, dated June 1999, and offers the following comments.

The habitat management plan addresses two separate preserve areas: Area A, located in Increment II; and Area B, located in Increment I. Area A is a subset of the larger preserve that is set aside for eagles, gopher tortoises, and Florida scrub jays.

The plan is now complete and has our approval.

Please contact me or Mr. Jim Beever at (941) 575-5765, if you have any questions.

Sincerely,

Bradley J. Hartman, Director  
Office of Environmental Services

BJH/JWB  
ENV 1-11-3  
riverwod.emp

CC: Mr. James J. Slack  
Project Leader  
South Florida Field Office  
U.S. Fish and Wildlife Service  
P.O. Box 2676  
Vero Beach, Florida 32961-2676

**EXHIBIT H**

PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS,  
SURVEYORS, LANDSCAPE ARCHITECTS, CONSTRUCTION MANAGERS

March 26, 1999

Mr. Brad Hartman  
Florida Game and Freshwater Fish Commission  
620 S. Meridian Street  
Tallahassee, Florida 32399

SUBJECT: Eagle Preserve Management Plan  
Riverwood DRI, Charlotte County

Attached for your review and approvals the habitat management plan for the two eagle preserve areas as required by The Settlement Agreement (DOAH Case No. 97-5053 DRI) for the Riverwood DRI.

Please contact me with any question or comments you may have.

Very Truly yours,

*Tim Durham / v.s.p.*

Timothy P. Durham, P.E.  
Senior Vice President  
Director of Environmental Services

cc: Mr. James Beever, FGFWFC, w/enclosures  
Mr. Tom Wegwert, Centex Homes, w/enclosures  
Mr. Dave Hyyti, WMBP, w/enclosures

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PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS,  
SURVEYORS, LANDSCAPE ARCHITECTS, CONSTRUCTION MANAGERS

**HABITAT MANAGEMENT PLAN  
EAGLE PRESERVES A AND B**

Prepared for:  
**CENTEX HOMES**

On Behalf of:

Riverwood Land Company L.P.  
4100 Riverwood Drive  
Port Charlotte, Florida 33953

Prepared by:

Wilson, Miller, Barton & Peek, Inc.  
4571 Colonial Boulevard, Suite 100  
Ft. Myers, Florida 33912

**MARCH 1999**

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Eagle Preserve Area A - Legal Description and Sketch ..... Exhibit E

Eagle Preserve Area B - Legal Description and Sketch ..... Exhibit F

## **INTRODUCTION**

The following habitat management plan (Plan) addresses two specific areas within the Riverwood DRI (Project). The first area, Eagle Preserve Area A, as identified on the attached Exhibit B, is approximately 20 acres in size and located in Increment II of the Project. The second area, Eagle Preserve Area B, as identified on Exhibit B, is approximately 27.0 acres in size and located in Increment I of the Project. Eagle Preserve Area A is a subset of a larger area which may also be subject to an eagle management plan, a gopher tortoise management plan and/or a scrub jay management plan. This Plan is intended to address the perpetual management of the eagle preserve areas and overlay or mesh with other existing or future species-specific management plans with the most specific management plan element for the area taking precedent for any given activity. Any inconsistencies or interpretations of the overlap of management plans, including this Plan, are to be resolved with full recognition of the overall objective of long term habitat and listed species population viability. This Plan is referenced under part 2(c) of the conservation easement documents for the two conservation areas.

## **HABITAT MANAGEMENT PLAN OBJECTIVES**

The purpose and objective of this Plan is to maintain and improve the quality of Eagle Preserve Areas A and B lands as habitat for species of flora and fauna listed as threatened, endangered or of special concern by the State of Florida, including, but not limited to, the bald eagle.

## **CONSERVATION EASEMENTS**

Eagle Preserve Areas A and B are to be protected in perpetuity by recording of appropriate conservation easements pursuant to Section 704.06, Florida Statutes and consistent with this Plan. Specific restrictions on land use within the Eagle Preserve Areas can be found within the specific conservation easement language (draft text attached). Generally, prohibited land uses are those which would negatively affect the intended character and nature of the lands as natural habitat for wildlife, particularly listed flora and fauna.

## **HABITAT AND SPECIES EVALUATION**

### **Baseline Report**

Prior to any initial management activity, a given Eagle Preserve Area will be surveyed by a qualified biologist to assess the existing vegetative communities and current presence/activity of any listed species. Areas of exotic vegetation infestation and vegetative communities which exhibit successional characteristics inconsistent with a natural system subject to periodic and natural wildfires will be mapped and targeted for management activities as outlined below.

Copies of a Baseline Report depicting the survey findings and outlining the recommended management activities will be prepared, submitted to FGFWFC, and utilized to guide the initial land management activities.

### **Periodic Assessment Reports**

Every five years following completion of the initial management activities for Eagle Preserve Areas A and B, a qualified biologist will re-assess the Areas to evaluate the success of previous management activities, determine the need for periodic maintenance activities and document evidence of wildlife activity and habitat use. Copies of a Periodic Assessment Report for each Eagle Preserve Area, outlining findings and recommended land management activities, will be prepared, submitted to FGFWFC, and utilized to guide ongoing/periodic land management activities.

## **HABITAT MANAGEMENT PROGRAM**

### **Overview**

The existing habitat within the Eagle Preserve areas contains a canopy stratum of mature pine trees, along with shrub and ground cover strata. Historically, in the absence of human intervention, pine flatwoods of this type have been subject to periodic, natural wildfires. These natural wildfires serve an important role in the control of the successional development of habitats in southwest Florida. Typically, these periodic fires serve to reduce or retard the development of the shrub/groundcover layer while allowing the pine canopy to thrive at appropriate tree densities. In the absence of a natural fire regime, as typically happens in a development or urban setting, the vegetative communities undergo a successional change with the ground and shrub vegetation dominating and severely restricting the ability of wildlife to use the area. Should a fire occur in such a setting, the increased shrub/ground cover layer becomes an excessive fuel source and a catastrophic fire may result with potential loss of property and the loss of normally fire-tolerant pine trees. Controlled burns may be used to control the growth and density of the shrub/ground cover. Alternative or supplemental habitat management activities, as outlined below, may be employed to mimic the effects of fire, provided they are used at appropriate times and with an understanding of the desired effects.

### **Coordination With Other Plans**

Management activities, as proposed under this Plan, are to be coordinated with, and are subordinate to, the species-specific management plans, if any, for specific wildlife species (i.e. scrub jay, gopher tortoise, etc.) in the relevant area.

## **Management Activities**

### Initial Management Activities

Based upon specific recommendations of the Baseline Report and restrictions outlined in the section titled "Management Activity Timing" (see below), appropriate areas within the conservation easement boundaries will be subject to the following habitat management activities:

- The perimeter of the conservation areas will be posted with signage identifying the area as "Habitat Conservation Area" at approximately 200' intervals.
- All exotic vegetation will be eradicated from within the conservation easement boundaries.
- A prescribed burn program, conducted by a qualified person certified to conduct prescribed burns, with full protection of mature pine trees, will be implemented, OR,
- Areas of light to moderate shrub overgrowth will be selectively hand pruned with debris removed and
- Areas of pine flatwoods (FLUCCS 411) and palmetto prairie (FLUCCS 321) with more severe shrub overgrowth will be bush hogged or hydroaxed to open approximately 20 percent of the ground strata and reduce shrub height and density, and
- Areas of scrub flatwoods (FLUCCS 415) and scrub oak (FLUCCS 325) with more severe shrub overgrowth will be hand trimmed and thinned, and
- Areas of previously disturbed lands (FLUCCS 740) may be mechanically cleared of exotic vegetation provided the root zones of any existing pine trees in the area are not disturbed.

### Periodic Management Activities

The following management activities will be conducted perpetually, at five year intervals, following the initial management activities, as recommended by the Periodic Assessment Reports and subject to the section titled Management Activity Timing:

- Bush hogging and/or mowing as necessary to maintain approximately 20% total ground area clear of palmetto and other shrubs in pine flatwoods (FLUCCS 411) and palmetto prairies (FLUCCS 321) and
- Hand pruning of other areas with excessive shrub vegetation and
- Hand removal of any exotic vegetation.

If deemed feasible and necessary, prescribed burns may be conducted at 5 to 8 year intervals.

### Canopy Tree Removal

Should any canopy tree or trees exhibit indications of insect or disease-inflicted mortality, a qualified forester will be consulted following written notification to and written approval from the Florida Game And Fresh Water Fish Commission, the affected trees will be removed and destroyed as recommended.

### Management Activity Timing

No management activities are to take place during the months of September, October, November or December when eagle nesting could be initiated. Should active eagle nesting occur within a conservation area, no management activities are to take place from September through the end of May. Timing of management activities may also be restricted by scrub jay nesting activity in Increment II. Management activities under this plan will comply with timing and location constraints of the DRI level draft scrub jay management plan and, subsequently, by any USFWS approved scrub jay management plan which supersedes the DRI-level draft scrub jay management plan.

### MANAGEMENT ENTITY

The entity responsible for the implementation of the Plan shall be the Riverwood Community Development District or any successors or assigns.

### AMENDMENTS TO PLAN

Any amendments to this Plan, as may be required, must be approved in writing by the Florida Game And Fresh Water Fish Commission with prior notification to the Florida Department of Community Affairs, Charlotte County and the Southwest Florida Regional Planning Council.



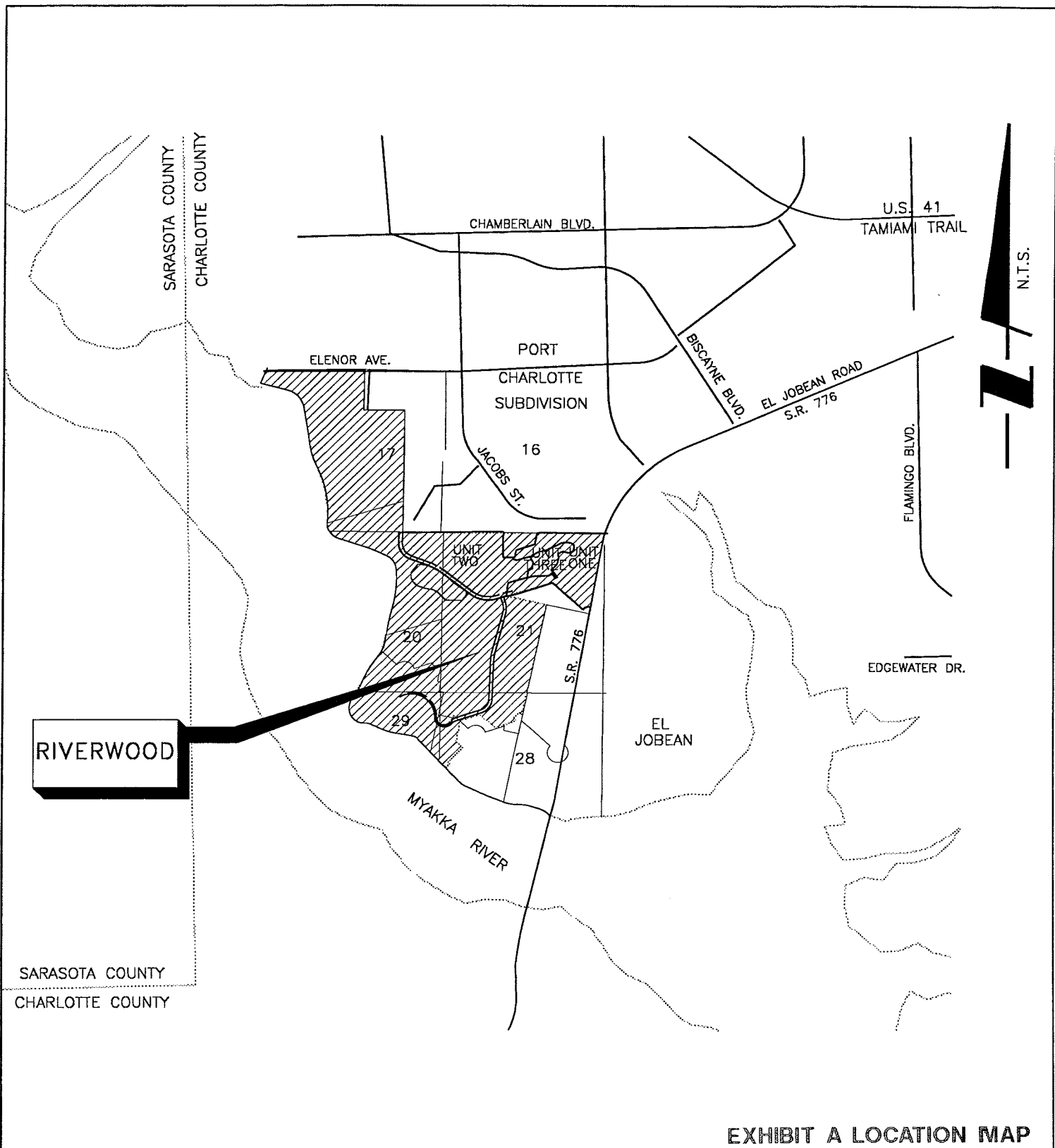


EXHIBIT A LOCATION MAP

PROJECT: RIVERWOOD

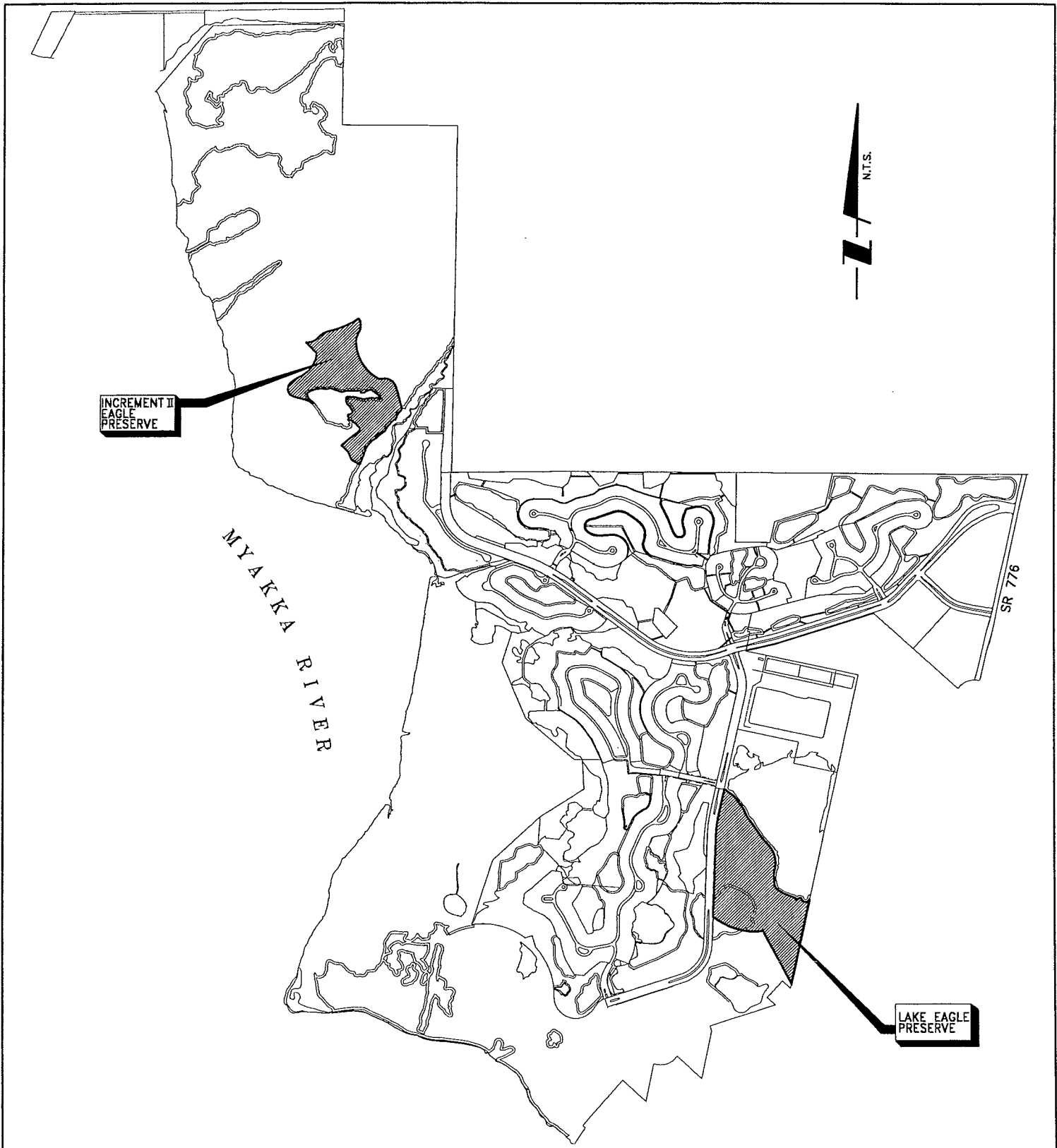
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4571 Colonial Boulevard, Fort Myers, Florida 33912 Phone (941) 939-1020 Fax (941) 939-7479

COUNTY:	CHARLOTTE	DATE:	03/04/99
SEC:	21/28	TWP:	40
		RGE:	21
PROJECT NO.	F0300-003-000		INDEX NO:
DRWN BY/EMP NO.	S.W.P./1078		SHEET NO:
			1 OF 1

DAVID A. HYYTI, P.E.  
FLA. REG. #41036



PROJECT: RIVERWOOD

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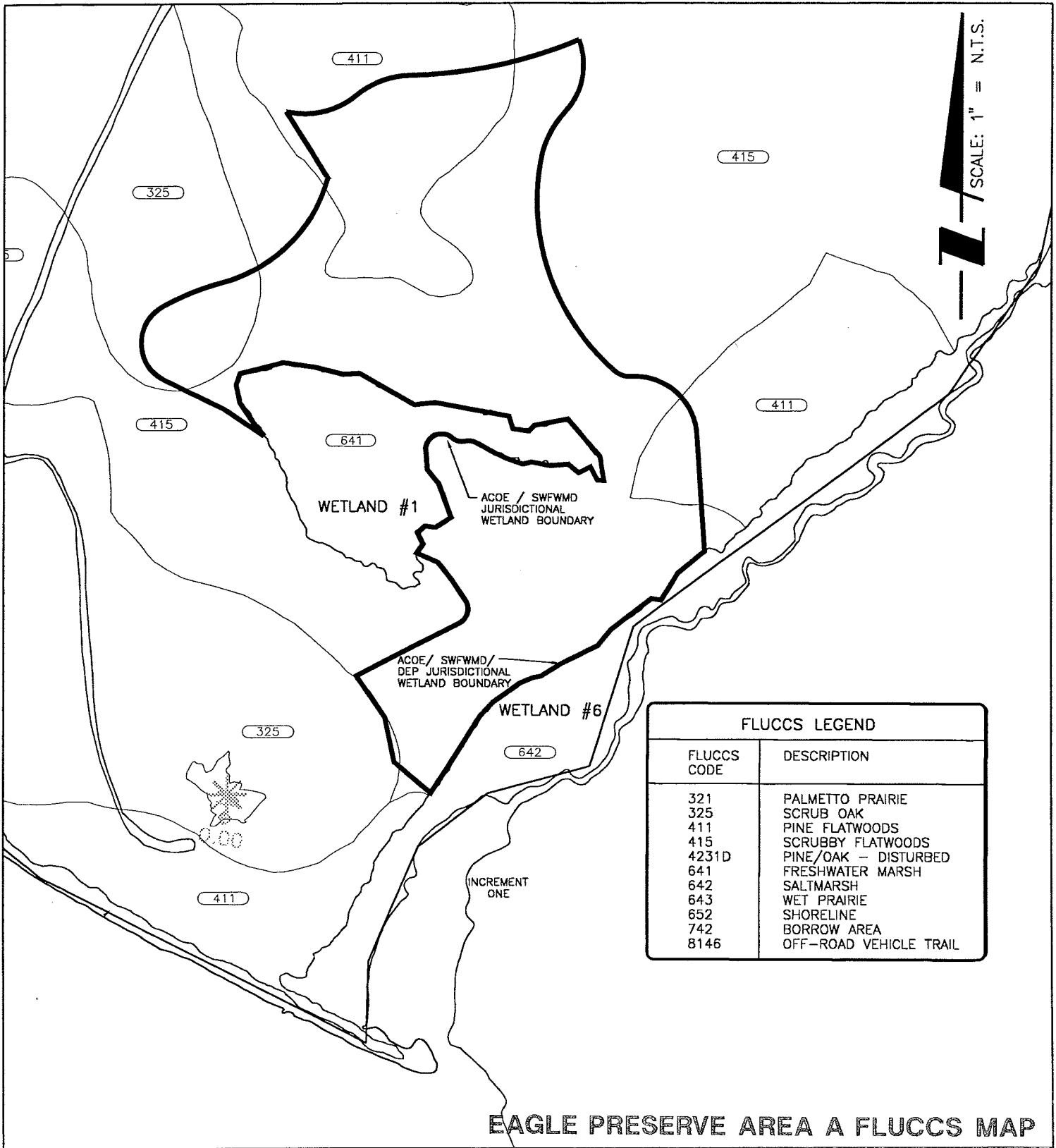
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			1 of 1

DAVID A. HYYTI, P.E.  
FLA. REG. #41036

EXHIBIT B PRESERVE LOCATION MAP



FLUCCS LEGEND	
FLUCCS CODE	DESCRIPTION
321	PALMETTO PRAIRIE
325	SCRUB OAK
411	PINE FLATWOODS
415	SCRUBBY FLATWOODS
4231D	PINE/OAK - DISTURBED
641	FRESHWATER MARSH
642	SALT MARSH
643	WET PRAIRIE
652	SHORELINE
742	BORROW AREA
8146	OFF-ROAD VEHICLE TRAIL

**EAGLE PRESERVE AREA A FLUCCS MAP**

PROJECT: RIVERWOOD

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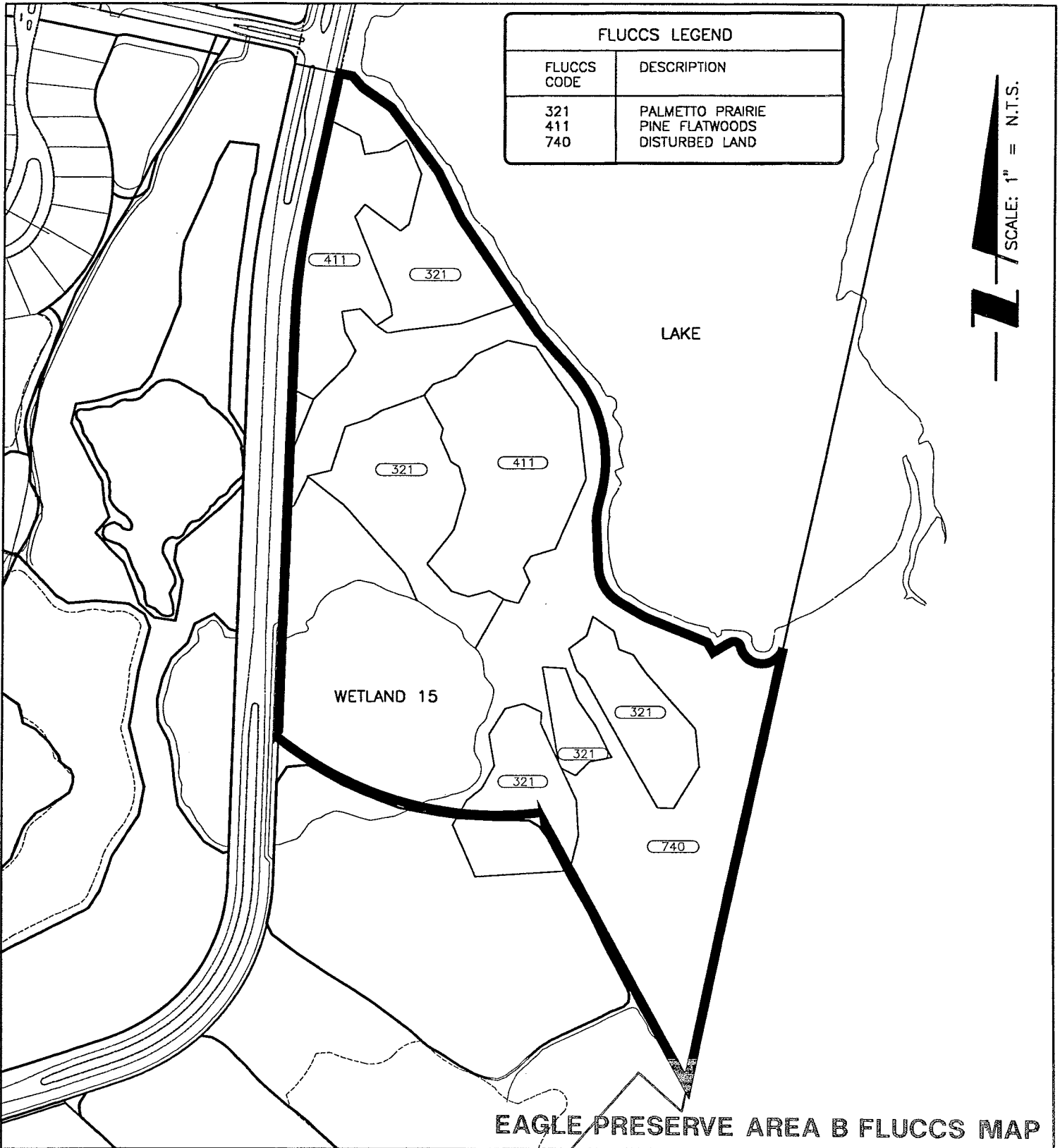
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COUNTY:	CHARLOTTE	DATE:	02/10/99
SEC:	21/28	TWP:	40
RGE:	21	REV:	
PROJECT NO.	F0300-003-000	INDEX NO.:	1
DRWN BY/EMP NO.	A.F.C./1211	SHEET NO.:	? OF 2

DAVID A. H'YTI, P.E.  
FLA. REG. #41036

**EXHIBIT C**



EAGLE PRESERVE AREA B FLUCCS MAP

PROJECT: RIVERWOOD  
 APPLICANT: RIVERWOOD LAND COMPANY, L.P.

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 PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS,  
 SURVEYORS, LANDSCAPE ARCHITECTS & CONSTRUCTION MANAGERS  
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COUNTY:	CHARLOTTE	DATE:	02/10/99
SEC:	TWP: 21/28 40 RGE: 21	REV:	
PROJECT NO:	F0300-003-000	INDEX NO:	
DRWN BY/EMP NO:	A.F.C./1211	SHEET NO:	1 OF 2

DAVID A. HYYTI, P.E.  
 FLA. REG. #41036

PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS,

LANDSCAPE ARCHITECTS, CONSTRUCTION MANAGERS

## Description

Eagle Preserve (20.03 Acres +/-) Riverwood  
Section 17, Township 40 South, Range 21 East,  
Charlotte County, Florida

All that part of Section 17, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows;

COMMENCING at the Northeasterlymost corner of Tract "C" of RIVERSIDE according to the plat thereof as recorded in Plat Book 17, pages 32A through 32C, Public Records of Charlotte County, Florida;

thence along the north line of said Tract "C", N.89°07'31"W., a distance of 108.85 feet;

thence N.88°28'54"W., a distance of 456.76 feet to the POINT OF BEGINNING of the parcel herein described;

thence S.15°09'51"E., a distance of 264.78 feet;

thence S.39°10'00"W., a distance of 78.51 feet;

thence S.19°07'16"W., a distance of 70.30 feet;

thence S.87°30'42"W., a distance of 22.72 feet;

thence S.41°26'59"W., a distance of 113.96 feet;

thence S.28°39'08"W., a distance of 48.71 feet;

thence S.51°59'38"W., a distance of 91.85 feet;

thence S.45°32'02"W., a distance of 51.17 feet;

thence S.67°59'30"W., a distance of 18.28 feet;

thence S.55°07'18"W., a distance of 30.48 feet;

thence S.42°36'14"W., a distance of 71.92 feet;

thence S.31°30'14"W., a distance of 42.81 feet;

thence S.19°34'25"W., a distance of 100.16 feet;

thence S.20°49'12"W., a distance of 104.25 feet;

thence N.59°58'59"W., a distance of 106.27 feet;

thence N.22°50'48"W., a distance of 103.25 feet;

thence N.45°32'58"W., a distance of 112.99 feet;

thence N.50°57'14"E., a distance of 254.62 feet to the point of curvature of a curve to the left;

thence along the arc of said curve, an arc length of 61.17 feet, having a radius of 37.00 feet, through a central angle of 94°43'39", a chord bearing of N.03°35'25"E. and a chord length of 54.44 feet; to the point of tangency of said curve;

thence N.43°46'25"W., a distance of 52.83 feet;

thence N.48°14'51"W., a distance of 51.25 feet;

thence N.75°56'00"W., a distance of 50.29 feet;

thence N.21°41'29"E., a distance of 24.31 feet;

thence N.36°02'23"W., a distance of 28.58 feet;

thence N.35°22'52"E., a distance of 21.96 feet;

thence N.86°52'51"E., a distance of 23.42 feet;

thence N.44°34'00"E., a distance of 39.79 feet;

thence N.30°26'43"W., a distance of 81.14 feet;

thence N.49°00'44"W., a distance of 40.26 feet;

thence N.15°32'57"W., a distance of 43.69 feet to the point of curvature of a curve to the right;

thence along the arc of said curve, an arc length of 81.61 feet, having a radius of 34.00 feet, through a central angle of 137°31'42", a chord bearing of N.53°12'54"E. and a chord length of 63.38 feet to the point of reverse curvature of a curve to the left;

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thence along the arc of said curve, an arc length of 30.21 feet, having a radius of 30.00 feet, through a central angle of  $57^{\circ}42'23''$ , a chord bearing of  $S.86^{\circ}52'26''E.$  and a chord length of 28.95 feet; to the point of reverse curvature of a curve to the right;

thence along the arc of said curve, an arc length of 23.14 feet, having a radius of 30.00 feet, through a central angle of  $44^{\circ}11'50''$ , a chord bearing of  $N.86^{\circ}22'17''E.$  and a chord length of 22.57 feet to the point of tangency of said curve;

thence  $S.71^{\circ}31'48''E.$ , a distance of 47.55 feet;  
 thence  $S.75^{\circ}52'02''E.$ , a distance of 29.96 feet;  
 thence  $S.81^{\circ}15'51''E.$ , a distance of 36.95 feet;  
 thence  $N.63^{\circ}26'43''E.$ , a distance of 19.32 feet;  
 thence  $S.89^{\circ}10'55''E.$ , a distance of 39.03 feet;  
 thence  $N.74^{\circ}53'54''E.$ , a distance of 41.73 feet;  
 thence  $S.61^{\circ}23'01''E.$ , a distance of 29.68 feet;  
 thence  $N.52^{\circ}36'26''E.$ , a distance of 29.83 feet;  
 thence  $S.38^{\circ}59'09''E.$ , a distance of 33.31 feet;  
 thence  $N.82^{\circ}14'59''E.$ , a distance of 14.30 feet;  
 thence  $N.20^{\circ}15'53''W.$ , a distance of 54.45 feet;  
 thence  $N.51^{\circ}54'50''W.$ , a distance of 110.99 feet;  
 thence  $S.67^{\circ}46'09''W.$ , a distance of 74.39 feet;  
 thence  $S.31^{\circ}25'17''W.$ , a distance of 17.27 feet;  
 thence  $S.87^{\circ}15'25''W.$ , a distance of 34.80 feet;  
 thence  $N.29^{\circ}04'35''W.$ , a distance of 29.64 feet;  
 thence  $S.89^{\circ}44'44''W.$ , a distance of 162.77 feet;  
 thence  $S.72^{\circ}26'58''W.$ , a distance of 44.46 feet;  
 thence  $N.71^{\circ}12'10''W.$ , a distance of 141.02 feet;  
 thence  $S.75^{\circ}40'09''W.$ , a distance of 37.66 feet;  
 thence  $N.87^{\circ}13'52''W.$ , a distance of 67.54 feet;  
 thence  $S.87^{\circ}12'58''W.$ , a distance of 67.18 feet;  
 thence  $S.64^{\circ}35'00''W.$ , a distance of 97.98 feet;  
 thence  $S.07^{\circ}48'14''W.$ , a distance of 26.71 feet;  
 thence  $S.22^{\circ}56'29''E.$ , a distance of 40.94 feet;  
 thence  $S.44^{\circ}44'01''E.$ , a distance of 52.56 feet;  
 thence  $S.49^{\circ}50'44''E.$ , a distance of 39.58 feet;  
 thence  $N.67^{\circ}03'12''W.$ , a distance of 105.35 feet;  
 thence  $N.74^{\circ}23'27''W.$ , a distance of 146.09 feet to the point of curvature of a curve to the right;

thence along the arc of said curve, an arc length of 202.86 feet, having a radius of 94.00 feet, through a central angle of  $123^{\circ}38'58''$ , a chord bearing of  $N.12^{\circ}33'58''W.$  and a chord length of 165.72 feet to the point of compound curvature of a curve to the right;

thence along the arc of said curve, an arc length of 140.03 feet, having a radius of 549.05 feet, through a central angle of  $14^{\circ}36'47''$ , a chord bearing of  $N.56^{\circ}33'55''E.$  and a chord length of 139.65 feet to the point of reverse curvature of a curve to the left;

thence along the arc of said curve, an arc length of 340.31 feet, having a radius of 325.00 feet, through a central angle of  $59^{\circ}59'43''$ , a chord bearing of  $N.33^{\circ}52'27''E.$  and a chord length of 324.98 feet to the end of said curve;  
 thence  $N.43^{\circ}39'07''W.$ , a distance of 172.26 feet to a point of cusp on a curve to the left;

# WILSON MILLER

thence along the arc of said curve, an arc length of 165.85 feet, having a radius of 184.65 feet, through a central angle of  $51^{\circ}27'51''$ , a chord bearing of  $N.65^{\circ}47'20''E.$  and a chord length of 160.33 feet to the point of reverse curvature of a curve to the right;

thence along the arc of said curve, an arc length of 128.76 feet, having a radius of 197.25 feet, through a central angle of  $37^{\circ}24'04''$ , a chord bearing of  $N.58^{\circ}45'27''E.$  and a chord length of 126.49 feet to the point of reverse curvature of a curve to the left;

thence along the arc of said curve, an arc length of 376.01 feet, having a radius of 1000.00 feet, through a central angle of  $21^{\circ}32'37''$ , a chord bearing of  $N.66^{\circ}41'10''E.$  and a chord length of 373.79 feet to a point on a non-tangential curve to the right;

thence along the arc of said non-tangential curve, an arc length of 168.51 feet, having a radius of 150.00 feet, through a central angle of  $64^{\circ}21'59''$ , a chord bearing of  $S.00^{\circ}43'54''E.$  and a chord length of 159.79 feet to the point of reverse curvature of a curve to the left;

thence along the arc of said curve, an arc length of 102.63 feet, having a radius of 220.00 feet, through a central angle of  $26^{\circ}43'39''$ , a chord bearing of  $S.18^{\circ}05'16''W.$  and a chord length of 101.70 feet to a point on a curve to the left;

thence along the arc of said curve, an arc length of 537.39 feet, having a radius of 500.00 feet, through a central angle of  $61^{\circ}34'48''$ , a chord bearing of  $S.29^{\circ}49'01''E.$  and a chord length of 511.89 feet to the point of compound curvature of a curve to the left;

thence along the arc of said curve, an arc length of 38.90 feet, having a radius of 50.00 feet, through a central angle of  $44^{\circ}34'22''$ , a chord bearing of  $S.82^{\circ}53'36''E.$  and a chord length of 37.92 feet to the point of reverse curvature of a curve to the right;

thence along the arc of said curve, an arc length of 219.95 feet, having a radius of 140.00 feet, through a central angle of  $90^{\circ}00'56''$ , a chord bearing of  $S.60^{\circ}10'19''E.$  and a chord length of 198.02 feet;

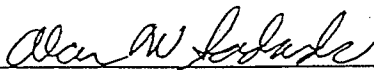
Parcel contains 20.03 acres, more or less.

Subject to easements, restrictions, reservations and rights-of-way of record.

Bearings are based on the east line of Tract "C" of RIVERSIDE according to the plat thereof as recorded in Plat Book 17, pages 32A through 32C, Public Records of Charlotte County, Florida, being  $S.00^{\circ}52'29''W.$

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.



Alan W. Sadowski, Professional Surveyor and Mapper #4800

P.I.N. F0300-003-000 MPSLD

Ref: C-0300-276

Date: October 14, 1998





CONSULTANTS, ENGINEERS,  
SURVEYORS, CONSTRUCTION MANAGERS

## DESCRIPTION

Eagle Preserve (27 Acres +/-) Riverwood  
Sections 21 and 28, Township 40 South, Range 21 East,  
Charlotte County, Florida

All that part of Sections 21 and 28, Township 40 South, Range 21 East, Charlotte County, Florida; being more particularly described as follows;

Beginning at the northeasterlymost corner of Tract "A" of Riverwood Unit Three according to the plat thereof as recorded in Plat Book 17, pages 35A through 35E, Public Records of Charlotte County, Florida;

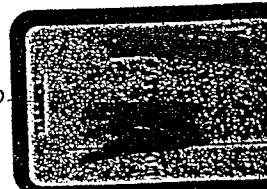
- thence S.77°55'54"E., a distance of 27.76 feet;
- thence S.41°55'33"E., a distance of 32.73 feet;
- thence S.55°02'31"E., a distance of 77.89 feet;
- thence S.36°14'32"E., a distance of 175.89 feet;
- thence S.26°01'57"E., a distance of 113.39 feet;
- thence S.34°40'06"E., a distance of 306.12 feet;
- thence S.41°52'20"E., a distance of 109.49 feet to the point of curvature of a curve to the right;
- thence along the arc of said curve, an arc length of 316.33 feet, having a radius of 310.00 feet, through a central angle of 58°27'57", a chord bearing of S.12°38'22"E. and a chord length of 302.78 feet to the point of reverse curvature of a curve to the left;
- thence along the arc of said curve, an arc length of 53.86 feet, having a radius of 160.00 feet, through a central angle of 19°17'09", a chord bearing of S.06°57'03"W. and a chord length of 53.60 feet to the point of tangency of said curve;
- thence S.02°41'32"E., a distance of 97.17 feet to the point of curvature of a curve to the left;
- thence along the arc of said curve, an arc length of 98.62 feet, having a radius of 100.00 feet, through a central angle of 56°30'12", a chord bearing of S.30°56'38"E. and a chord length of 94.67 feet to the point of tangency of said curve;
- thence S.59°11'43"E., a distance of 66.49 feet;
- thence S.67°17'58"E., a distance of 144.78 feet;
- thence S.30°09'36"E., a distance of 26.07 feet;
- thence N.58°43'16"E., a distance of 43.68 feet to the point of curvature of a curve to the right;
- thence along the arc of said curve, an arc length of 28.70 feet, having a radius of 15.00 feet, through a central angle of 109°38'24", a chord bearing of S.66°27'32"E. and a chord length of 24.52 feet to the point of reverse curvature of a curve to the left;
- thence along the arc of said curve, an arc length of 128.47 feet, having a radius of 48.07 feet, through a central angle of 153°06'55", a chord bearing of S.88°11'48"E. and a chord length of 93.51 feet to the end of said curve;
- thence S.12°04'06"W., a distance of 999.12 feet;
- thence N.28°26'44"W., a distance of 687.35 feet to a point on a curve to the right;
- thence along the arc of said curve, an arc length of 616.35 feet, having a radius of 750.00 feet,

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WILSON  MILLER

through a central angle of  $47^{\circ}05'08''$ , a chord bearing of  $N.73^{\circ}42'33''W.$  and a chord length of 599.15 feet to the end of said curve;  
thence  $N.02^{\circ}00'00''E.$ , a distance of 935.93 feet to the point of curvature of a curve to the right;  
thence along the arc of said curve, an arc length of 254.80 feet, having a radius of 1450.00 feet, through a central angle of  $10^{\circ}04'06''$ , a chord bearing of  $N.07^{\circ}02'03''E.$  and a chord length of 254.47 feet; to the point of tangency of said curve;  
thence  $N.12^{\circ}04'06''E.$ , a distance of 304.67 feet to the POINT OF BEGINNING of the parcel herein described.

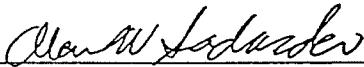
Parcel contains 27.09 acres, more or less.

Subject to easements, restrictions, reservations and rights-of-way of record.

Bearings are based on the east line of Tract "A" of Riverwood Unit Three, according to the plat thereof as recorded in Plat Book 17, pages 35A through 35E, Public Records of Charlotte, County, Florida, being  $N.12^{\circ}04'06''E.$

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.



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Alan W. Sadowski, P.S.M.  
Professional Surveyor & Mapper #4800

P.I.N. F0300-003-000 MPSLD

Ref.: C-0300-275

Date: October 14, 1998

DEEDS 10000 Eagle Preserve (27 Acres +/-) Riverwood Sections 21 and 26, Township 40 South, Range 21 East, Charlotte County, Florida  
 All land part of Sections 21 and 26, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows: Beginning at the northwestern corner of Tract "A" of Riverwood Unit Three according to the plat thereof as recorded in Plat Book 17, pages 35A through 35C, Public Records of Charlotte County, Florida:

- Race S.7735547L, a distance of 27.78 feet;
- Race S.4755317L, a distance of 32.73 feet;
- Race S.5752217L, a distance of 77.89 feet;
- Race S.3714137L, a distance of 178.89 feet;
- Race S.2001517L, a distance of 113.39 feet;
- Race S.4740108L, a distance of 308.12 feet;
- Race S.4742207L, a distance of 108.49 feet to the point of curvature of a curve to the right;
- Race along the arc of said curve, an arc length of 316.33 feet, having a radius of 310.00 feet, through a central angle of 587.757°, a chord bearing of S.1738777L and a chord length of 303.78 feet, to the point of reverse curvature of a curve to the left;
- Race along the arc of said curve, an arc length of 53.86 feet, having a radius of 180.00 feet, through a central angle of 181.700°, a chord bearing of S.0521707L, and a chord length of 53.60 feet to the point of tangency of said curve thence;
- S.0241137L, a distance of 37.17 feet to the point of curvature of a curve to the left;
- Race along the arc of said curve, an arc length of 88.82 feet, having a radius of 100.00 feet, through a central angle of 5830712°, a chord bearing of S.3056307L, and a chord length of 84.87 feet to the point of tangency of said curve thence;
- S.5871422L, a distance of 88.49 feet;
- Race S.58717357L, a distance of 144.78 feet;
- Race S.3009307L, a distance of 26.07 feet;
- Race S.50743167L, a distance of 41.68 feet to the point of curvature of a curve to the right;
- Race along the arc of said curve, an arc length of 28.70 feet, having a radius of 15.00 feet, through a central angle of 1092874°, a chord bearing of S.6872197L, and a chord length of 21.53 feet to the point of reverse curvature of a curve to the left;
- Race along the arc of said curve, an arc length of 126.17 feet, having a radius of 48.07 feet, through a central angle of 1570035°, a chord bearing of S.08711487L, and a chord length of 83.51 feet to the end of said curve;
- Race S.17704107L, a distance of 598.12 feet;
- Race S.2878417L, a distance of 697.35 feet to a point on a curve to the right;
- Race along the arc of said curve, an arc length of 818.33 feet, having a radius of 250.00 feet, through a central angle of 4733105°, a chord bearing of N.7342337L, and a chord length of 598.15 feet to the end of said curve;
- Race S.02700107L, a distance of 833.83 feet to the point of curvature of a curve to the right;
- Race along the arc of said curve, an arc length of 254.80 feet, having a radius of 150.00 feet, through a central angle of 1079100°, a chord bearing of N.07702107L, and a chord length of 254.87 feet to the point of tangency of said curve;
- Race S.17704107L, a distance of 304.87 feet to the POINT OF BEGINNING of the parcel herein described.

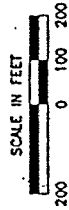
Parcel contains 27.09 acres, more or less.  
 Subject to easements, restrictions, reservations and rights-of-way of record bearings are based on the east line of Tract "A" of Riverwood Unit Three, according to the plat thereof as recorded in Plat Book 17, pages 35A through 35C, Public Records of Charlotte County, Florida, being N.17704107L.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD BEARING	CHORD LENGTH
1	310.00	587.757	316.33	S.1738777L	303.78
2	180.00	181.700	53.86	S.0521707L	53.60
3	100.00	5830712	84.87	S.3056307L	84.87
4	48.07	1570035	126.17	S.08711487L	126.17
5	250.00	4733105	818.33	S.07702107L	798.28
6	750.00	1570035	618.33	N.7342337L	598.15
7	150.00	1079100	254.80	N.07702107L	254.87

LINE TABLE

LINE	Bearing	Distance
L1	S.7735547L	27.78'
L2	S.4755317L	32.73'
L3	S.5752217L	77.89'
L4	S.3714137L	113.39'
L5	S.2001517L	178.89'
L6	S.4740108L	308.12'
L7	S.4742207L	108.49'
L8	S.0241137L	37.17'
L9	S.5871422L	88.49'
L10	S.3009307L	26.07'
L11	S.5074316L	41.68'



NOT A SURVEY

PREPARED BY:

*Alan W. Sadowski*  
 Alan W. Sadowski, P.S.M., 4800  
 Not valid unless seal with the Professional's embossed seal.

WILSON, MILLER, BARTON & PEEK, INC.  
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTAL SCIENTISTS  
 LANDSCAPE ARCHITECTS • CONSTRUCTION MANAGERS

4371 Colonial Boulevard  
 Fort Myers, Florida 33912  
 (813) 939-1020 Fax (813) 939-7479

PROJECT: Eagle Preserve Easement (27 Acres ±)  
 Riverwood

DATE: 10/12/98  
 CONTRACT NO.:  
 PLAN NO.:  
 TITLE: SKETCH OF DESCRIPTION  
 PART OF SECTIONS 21 & 26, TOWNSHIP 40 SOUTH, RANGE 21 EAST,  
 CHARLOTTE COUNTY, FLORIDA

RIVERWOOD

CLIENT:  
 TITLE: SKETCH OF DESCRIPTION  
 PART OF SECTIONS 21 & 26, TOWNSHIP 40 SOUTH, RANGE 21 EAST,  
 CHARLOTTE COUNTY, FLORIDA

DATE: 10/12/98  
 CONTRACT NO.:  
 PLAN NO.:  
 TITLE: SKETCH OF DESCRIPTION  
 PART OF SECTIONS 21 & 26, TOWNSHIP 40 SOUTH, RANGE 21 EAST,  
 CHARLOTTE COUNTY, FLORIDA

PREPARED BY:  
 Alan W. Sadowski, P.S.M., 4800  
 Not valid unless seal with the Professional's embossed seal.

FO300 1 of 1 C-0300-275

