

Prepared By and Return to:
Robert F. Greene
Greene & Schermer
1301 – 6th Avenue West, Suite 400
Bradenton, FL 34205
941/747-3025

**AMENDMENT NO. 1 TO
DECLARATION OF CONDOMINIUM OF
RIVIERA DUNES MARINA, A CONDOMINIUM**

This is Amendment No. 1 to that certain Declaration of Condominium of Riviera Dunes Marina, a Condominium ("Condominium"), executed on May 27, 2003, and recorded on May 28, 2003, in Official Records Book 1831, Page 2330, et. sec., of the Public Records of Manatee County, Florida (as amended, the "Declaration"), executed by R. D. Marina, LLC, a Florida limited liability company (the "Developer").

RECITALS:

Pursuant to Section 20.(B) of the Declaration, the Developer is granted the right to amend the Declaration to add Phase 2 and Phase 3 by recording in the Public Records of Manatee County, Florida, an amendment thereto.

AMENDMENT:

Developer desires to create Phase 2 and Phase 3 of Riviera Dunes Marina, a Condominium, and in accordance with the Declaration and pursuant to Florida Statutes Section 718.403, hereby amends the Declaration as more particularly set forth herein.

1. The Developer hereby submits to the Condominium form of ownership the real property situate, lying and being in Manatee County, Florida, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof ("Phase 2" and "Phase 3"), subject to nonexclusive easements over Phase 2 and Phase 3 as depicted on the plot plans attached hereto as Exhibit "B" and together with non-exclusive easements on Phase 1 as set forth in the Declaration, pursuant to and in accordance with the Condominium Act of the State of Florida, Chapter 718, Florida Statutes (the "Condominium Act").
2. Phase 2 shall consist of 58 Units and Phase 3 shall consist of 65 Units, as further described in plot plans attached hereto as Exhibit "B".
3. The percentage of undivided share of ownership of the Common Elements and Common Expenses shall be 1/220th (.4545%) in accordance with the provisions of Section 5 of the Declaration.

All other terms, conditions and provisions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, this Amendment No. 1 to Declaration of Condominium for Riviera Dunes Marina, a Condominium, has been executed on this 15 day of April, 2005.

Signed, sealed and delivered
in the presence of:

Linda A. Walker
Printed name: LINDA A. WALKER
Lori Kresho
Printed name: LORI KRESHO

R.D. Marina, LLC
a Florida limited liability company

By: Michael M. Carter
Name: Michael M. Carter
Title: Manager

STATE OF FLORIDA
COUNTY OF MANATEE

The forgoing instrument was acknowledged before me this 15 day of April 2005, by Michael M. Carter, as manager of R. D. Marina, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ produced a Florida driver's license or ☐ _____ as identification.

Linda A. Walker
Notary Public
Printed Name:
Commission No:
My Commission Expires:

 Linda A Walker
My Commission DD007998
Expires June 11 2005

EXHIBIT "A" **LEGAL DESCRIPTION**

DESCRIPTION: (PHASE 2)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H" OF THE PLAT OF THE NORTHSORE AT RIVIERA DUNES PHASE 1-A. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.69 FEET; THENCE S.26°33'54"E. FOR A DISTANCE OF 30.66 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26°33'54", A CHORD OF 20.22 FEET WHICH BEARS S.13°16'57"E, FOR A DISTANCE OF 20.40 FEET; THENCE SOUTH FOR A DISTANCE OF 232.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 90°01'28". A CHORD OF 234.81 FEET WHICH BEARS S.45°00'44"W., FOR A DISTANCE OF 260.82 FEET; THENCE N.89°58'32"W., FOR A DISTANCE OF 549.45 FEET; THENCE S.00°13'04"E., A DISTANCE OF 454.75 FEET FOR A POINT OF BEGINNING; THENCE S.89°37'19"E., A DISTANCE OF 801.07 FEET; THENCE N.00°22'41"E., A DISTANCE OF 182.31 FEET; THENCE N.89°37'19"W., A DISTANCE OF 802.96 FEET; THENCE S.00°13'04"E., A DISTANCE OF 182.32 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION: (PHASE 3)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H" OF THE PLAT OF THE NORTHSORE AT RIVIERA DUNES PHASE 1-A. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.69 FEET; THENCE S.26°33'54"E. FOR A DISTANCE OF 30.66 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26°33'54", A CHORD OF 20.22 FEET WHICH BEARS S.13°16'57"E, FOR A DISTANCE OF 20.40 FEET; THENCE SOUTH FOR A DISTANCE OF 232.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 90°01'28". A CHORD OF 234.81 FEET WHICH BEARS S.45°00'44"W., FOR A DISTANCE OF 260.82 FEET; THENCE N.89°58'32"W., FOR A DISTANCE OF 549.45 FEET; THENCE S.00°13'04"E., A DISTANCE OF 454.75 FEET ; THENCE N.00°13'04"W., A DISTANCE OF 182.32 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°13'04"W. ALONG SAID LINE, A DISTANCE OF 63.12 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 125.00 FEET, AND A CENTRAL ANGLE OF 93°31'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.46°32'28"E., A DISTANCE OF 182.12 FEET; THENCE S.86°42'01"E., A DISTANCE OF 673.13 FEET; THENCE S.00°22'41"W., A DISTANCE OF 154.94 FEET; THENCE N.89°37'19"W., A DISTANCE OF 802.96 FEET TO THE POINT OF BEGINNING.

**RIVIERA DUNES MARINA, PHASE 2
A CONDOMINIUM
SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA**

DESCRIPTORS

DESCRIPTION: MARINA DOCK 8 OVERTRAIN

[illegible]

DESCRIPTION: (PHASE 2)

COMMENCE AT THE SOUTH-WEST CORNER OF TRACT "A" OF THE EAST HALF OF SECTION 36, TOWNSHIP 24 N., RANGE 24 E., THENCE S. 89° 50' E. 100.00 FEET TO THE CORNER RECORDS OF MATTHE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 95.99 FEET; THENCE S. 83° 05' 54" E. FOR A DISTANCE OF 50.85 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 35° 00' 40" E. A CHORD OF 30.32 FEET WHICH BEARS S. 15° 16' 19" E. FOR A DISTANCE OF 30.40 FEET; THENCE SOUTH FOR A DISTANCE OF 333.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 90° 01' 38" E. A CHORD OF 304.31 FEET WHICH BEARS S. 45° 00' 44" W. FOR A DISTANCE OF 280.58 FEET; THENCE N. 85° 05' 54" E. FOR A DISTANCE OF 249.40 FEET; THENCE S. 80° 01' 04" E. A DISTANCE OF 454.78 FEET FOR A CORNER OF BURNINGHOPE; THENCE S. 85° 05' 19" E. A DISTANCE OF 501.00 FEET; THENCE N. 00° 02' 41" E. A DISTANCE OF 151.81 FEET; THENCE N. 85° 05' 19" W. A DISTANCE OF 602.86 FEET; THENCE S. 85° 05' 19" E. A DISTANCE OF 151.81 FEET TO THE CORNER OF BURNINGHOPE; BEING AND LYING IN THE SECTION 36, TOWNSHIP 24 N., RANGE 24 E., MATTHE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PAROLA CONTAINS 5.55 ACRES. MORE OR LESS.

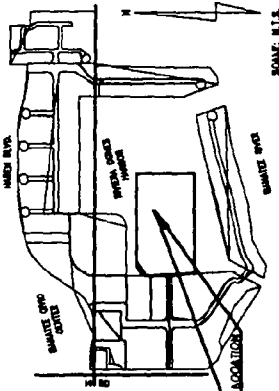
SURVEYOR'S CERTIFICATE.

1. JOHN A. FOREMAN, A PROFESSIONAL LAND SURVEYOR, CONTINUED TO PRACTICE IN MISSISSIPPI UNTIL 1914, WHEN HE WAS EXPELLED FROM THE STATE OF MISSISSIPPI, UNDER THE PROVISIONS OF CHAPTER 6189-5, FLORES ANTI-SLAVE TRADE ACT, AND THAT THE CONSTITUTION OF THE UNITED STATES IS MORE THANLY COMPLETE, SO THAT THE FEDERAL GOVERNMENT HAS THE AUTHORITY TO INTERFERE WITH THE OPERATION OF THE COMMERCE PROVISION, AND THAT THE CONSTITUTION, LOCATED AND DETERMINED OF THE UNITED STATES AND OF EACH STATE CAN BE DETERMINED FROM THESE MATERIALS.

DATE: 3/11/2005

TO: TONY PORTANT, PSM
FLORIDA OCEANOGRAPHIC MO. 4481

VICINITY MAP



UNIT BOUNDARIES

"FOOT SLIP UNIT," SHALL MEAN AND REFERS TO ANY PORTION OF THE "LAMP" OR "SHED" CONTAINING SUCH A PHOTO PLATE OR SLIP UNIT, HEREIN, SUCH PORTION BEING THE AREA TO BE USED AND OCCUPIED BY ONE PRESS, EXCLUDING THEREFROM ANY IMPROVEMENTS OR PORTIONS OF THE IMPROVEMENTS CONTAINED IN SUCH AREA OR COMPONENTS OR PORTIONS OF THE DEVELOPER OR THE ASSOCIATION, SUCH EXCLUDED ITEMS INCLUDE BUT ARE NOT LIMITED TO, PLUMES, DOWNGING AND OTHER SIMILAR HEREIN AND GENERALLY EXTENDS PARALLEL TO THE ADJACENT FRONT DOCK OF THE SHED, AND THE LENGTH OF EACH FOOT SLIP UNIT IS ON THE PLATE PLAINLY INDICATED BY THE NUMBER OF THE PLATE, WHICH IS ALSO INDICATED HEREIN AND GENERALLY EXTENDS PARALLEL TO THE ADJACENT FRONT DOCK OF THE SHED, THE NUMBER OF THE PLATE, THE PORT EXTENDING FROM THE SHED ON WHICH THE FOOT SLIP DOCKS ARE LOCATED.

PSYCHOMETRICAL BOUNDARIES:

THE PERIMETRIC BOUNDARIES SHALL BE THE VERTICAL PROJECTIONS OF THE UNIT BOUNDARY MAPS AS DEPICTED ON THE PLAT PLANS SHOWN HEREIN

DEPT AND NOTR BOMBARDIER:

A BOAT BUMP UNIT SHALL COMBUST OF A COLUMN OF AIR SPACE WHICH SHALL COMMENCE ON THE BOTTOM LANDS AS THE SAME MAY EXIST FROM TIME TO TIME AS ITS LOWER BOUNDARY AND SHALL EXTEND UPWARD THROUGH WATER AND AIR TO A POINT ONE HUNDRED AND FIFTY FEET ABOVE MEAN SEA LEVEL AS ITS UPPER BOUNDARY.

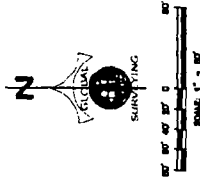
NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF PARCELS 11 BEING 8.00'15"04"E.
2. ELEVATION ARE BASED ON U.S.C&G.S. BM 266 REEBT 1855 ELEV. 929.4
5. UNITED COMMON ELEMENTS AND COMMON ELEMENTS ARE DEFINED IN THE DEEDS OF CO-OWNERSHIP.

COMPOUND BOOK _____ PAGE _____
PART 2 of 4

RIVIERA DUNES MARINA, PHASE 2

A CONDOMINIUM
SECTION 24, TOWNSHIP 34S., RANGE 17E.
MANATEE COUNTY, FLORIDA



OVERALL BOUNDARY

GLOBAL SURVEYING OF BRADENTON, LLC
 CERTIFICATE OF AUTHORIZATION NO. 00000000
 3004 STATE ROAD 94
 BRADENTON, FLORIDA 34208
 (813) 948-1812
 PO

2

POINT OF CONCOMITANT
SOUTHWEST CORNER OF TRACT "A"
THE NORTH-SHORE AT RIVIERA DORSE
PHASE I-A, PLAT BOOK 58, PAGE 19

R=4.00'
D=35°55'34"
A=20.40'
O=20.31'
ZAR=151°49'30"

4-10-68
O-10-68
M-10-68
J-10-68
F-10-68

N 35° 42' 01" W 878.18'

FUTURE PHASE 3 - 3.15 ACRES

PHASE 2 - 3.36 ACRES

**RIVIERA DUNES MARINA
A CONDOMINIUM
CONDOMINIUM BOOK 31, PAGES 49-54**

**PHASE 1
5.74 ACRES**

200' 46' 15" 778.80'

POINT OF BEGINNING
MARINA DOCKS OVERALL
& PHASE 2

PAROZA 11

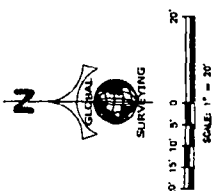
MARINA PAROZA

RIVIERA DUNES MARINA, PHASE 2
A CONDOMINIUM
SECTION 24, TOWNSHIP 34S., RANGE 17E.
MANATEE COUNTY, FLORIDA

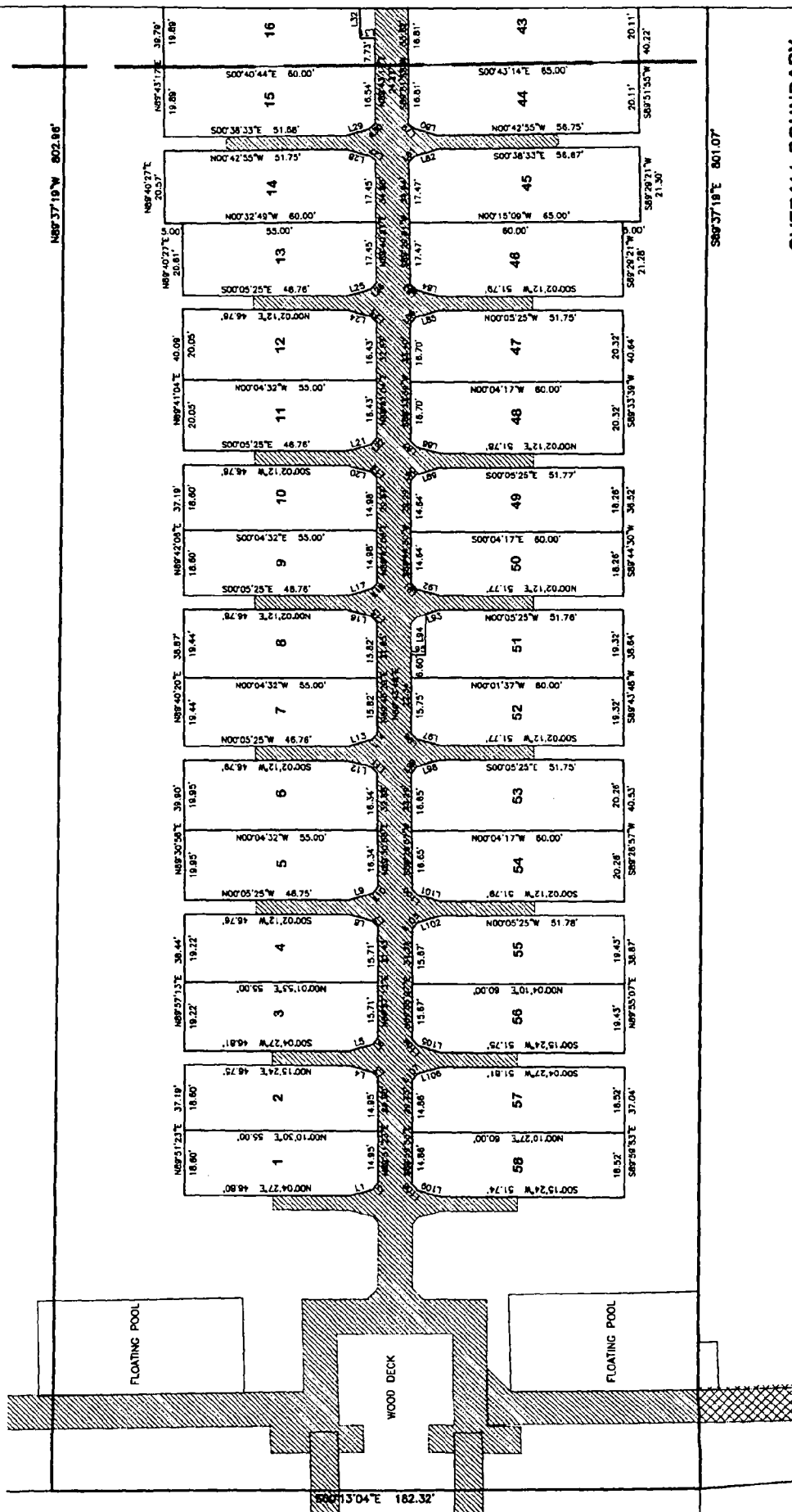
LINE TABLE		
LINE	LENGTH	BLARING
100	2.22	54.731.02
101	2.22	54.731.02
102	2.22	54.731.02
103	2.22	54.731.02
104	2.22	54.731.02
105	2.22	54.731.02
106	2.22	54.731.02
107	2.22	54.731.02
108	2.22	54.731.02
109	2.22	54.731.02
110	2.22	54.731.02
111	2.22	54.731.02
112	2.22	54.731.02
113	2.22	54.731.02
114	2.22	54.731.02
115	2.22	54.731.02
116	2.22	54.731.02
117	2.22	54.731.02
118	2.22	54.731.02
119	2.22	54.731.02
120	2.22	54.731.02
121	2.22	54.731.02
122	2.22	54.731.02
123	2.22	54.731.02
124	2.22	54.731.02
125	2.22	54.731.02
126	2.22	54.731.02
127	2.22	54.731.02
128	2.22	54.731.02
129	2.22	54.731.02
130	2.22	54.731.02
131	2.22	54.731.02
132	2.22	54.731.02
133	2.22	54.731.02
134	2.22	54.731.02
135	2.22	54.731.02
136	2.22	54.731.02
137	2.22	54.731.02
138	2.22	54.731.02
139	2.22	54.731.02
140	2.22	54.731.02
141	2.22	54.731.02
142	2.22	54.731.02
143	2.22	54.731.02
144	2.22	54.731.02
145	2.22	54.731.02
146	2.22	54.731.02
147	2.22	54.731.02
148	2.22	54.731.02
149	2.22	54.731.02
150	2.22	54.731.02
151	2.22	54.731.02
152	2.22	54.731.02
153	2.22	54.731.02
154	2.22	54.731.02
155	2.22	54.731.02
156	2.22	54.731.02
157	2.22	54.731.02
158	2.22	54.731.02
159	2.22	54.731.02
160	2.22	54.731.02
161	2.22	54.731.02
162	2.22	54.731.02
163	2.22	54.731.02
164	2.22	54.731.02
165	2.22	54.731.02
166	2.22	54.731.02
167	2.22	54.731.02
168	2.22	54.731.02
169	2.22	54.731.02
170	2.22	54.731.02
171	2.22	54.731.02
172	2.22	54.731.02
173	2.22	54.731.02
174	2.22	54.731.02
175	2.22	54.731.02
176	2.22	54.731.02
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181	2.22	54.731.02
182	2.22	54.731.02
183	2.22	54.731.02
184	2.22	54.731.02
185	2.22	54.731.02
186	2.22	54.731.02
187	2.22	54.731.02
188	2.22	54.731.02
189	2.22	54.731.02
190	2.22	54.731.02
191	2.22	54.731.02
192	2.22	54.731.02
193	2.22	54.731.02
194	2.22	54.731.02
195	2.22	54.731.02
196	2.22	54.731.02
197	2.22	54.731.02
198	2.22	54.731.02
199	2.22	54.731.02
200	2.22	54.731.02

LINE TABLE		
LINE	LENGTH	BEARING
122	2.93	S47.31.02.2
123	2.35	N45.09.02.1
124	0.82	N15.09.02.1
125	0.85	S16.05.13.1
126	4.88	S47.31.02.2
127	2.25	N35.72.52.2
128	0.75	N15.18.54.2
129	0.67	N15.18.54.2
130	2.31	S47.20.50.2
170	1.70	2.25
171	0.75	N35.72.52.2
181	0.31	S47.20.50.2
182	0.87	N15.18.54.2
183	0.63	2.35
184	0.84	S47.20.50.2
185	0.85	N16.05.13.1
186	2.20	N47.31.02.2
187	2.39	N15.09.02.1
188	0.82	N15.09.02.1
189	0.95	S16.05.13.1

LINE TABLE		
LINE	LENGTH	MEASUREMENT
L1	0.92	M13.200 W
L2	2.26	M13.200 W
L3	2.45	M16.720 L
L4	0.92	M12.108 L
L5	0.92	M12.200 L
L6	2.08	M17.320 L
L7	2.92	M15.008 W
L8	0.92	M15.008 W
L9	0.95	M16.053 W
L10	2.78	M17.102 W
L11	0.92	M16.008 W
L12	0.92	M16.008 W
L13	0.95	M16.053 W
L14	2.78	M17.102 W
L15	2.92	M15.008 W
L16	0.92	M15.008 W
L17	0.95	M16.053 W
L18	2.78	M17.102 L
L19	0.92	M16.008 W
L20	0.92	M16.008 W
L21	0.95	M16.053 W



N 89° 37' 19" W 802.96'



S89°37'19"E 801.07'

OVERALL BOUNDARY

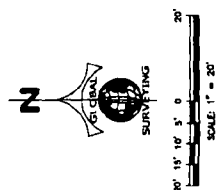
GLOBAL SURVEYING OF BRADENTON, LLC
 CERTIFICATE OF AUTHORIZATION LB #7327
 3004 STATE ROAD 64
 BRADENTON, FLORIDA 34208
 (811) 748-1512

CONDOMINIUM BOOK PAGE
SHEET 4 of 4

RIVIERA DUNES MARINA, PHASE 2
A CONDOMINIUM
SECTION 24, TOWNSHIP 34S., RANGE 17E.
MANATEE COUNTY, FLORIDA

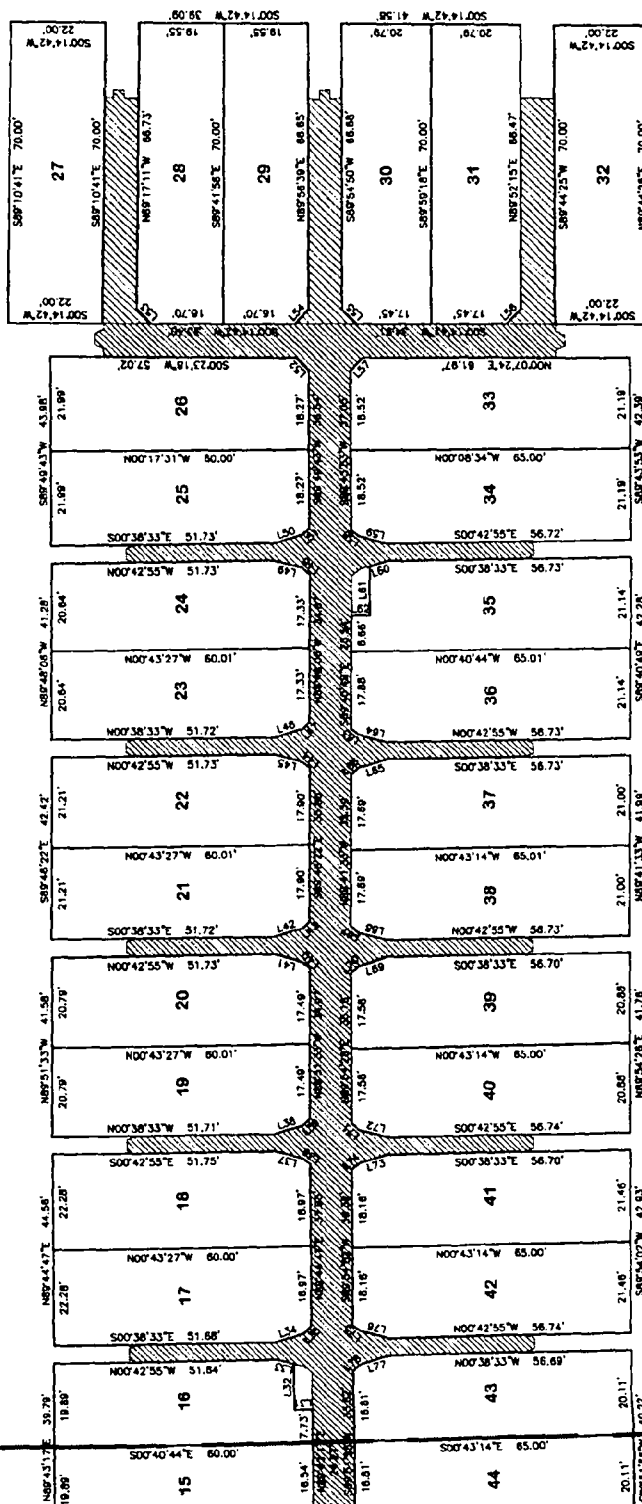
LINE TABLE		
LINE	LENGTH	BEARING
1	1.12	N89°51'33"W
2	1.12	S89°51'33"E
3	1.12	N89°51'33"W
4	1.12	S89°51'33"E
5	1.12	N89°51'33"W
6	1.12	S89°51'33"E
7	1.12	N89°51'33"W
8	1.12	S89°51'33"E
9	1.12	N89°51'33"W
10	1.12	S89°51'33"E
11	1.12	N89°51'33"W
12	1.12	S89°51'33"E
13	1.12	N89°51'33"W
14	1.12	S89°51'33"E
15	1.12	N89°51'33"W
16	1.12	S89°51'33"E
17	1.12	N89°51'33"W
18	1.12	S89°51'33"E
19	1.12	N89°51'33"W
20	1.12	S89°51'33"E
21	1.12	N89°51'33"W
22	1.12	S89°51'33"E
23	1.12	N89°51'33"W
24	1.12	S89°51'33"E
25	1.12	N89°51'33"W
26	1.12	S89°51'33"E
27	1.12	N89°51'33"W
28	1.12	S89°51'33"E
29	1.12	N89°51'33"W
30	1.12	S89°51'33"E
31	1.12	N89°51'33"W
32	1.12	S89°51'33"E
33	1.12	N89°51'33"W
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36	1.12	S89°51'33"E
37	1.12	N89°51'33"W
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39	1.12	N89°51'33"W
40	1.12	S89°51'33"E
41	1.12	N89°51'33"W
42	1.12	S89°51'33"E
43	1.12	N89°51'33"W
44	1.12	S89°51'33"E

LINE TABLE		
LINE	LENGTH	BEARING
1	1.12	N89°51'33"W
2	1.12	S89°51'33"E
3	1.12	N89°51'33"W
4	1.12	S89°51'33"E
5	1.12	N89°51'33"W
6	1.12	S89°51'33"E
7	1.12	N89°51'33"W
8	1.12	S89°51'33"E
9	1.12	N89°51'33"W
10	1.12	S89°51'33"E
11	1.12	N89°51'33"W
12	1.12	S89°51'33"E
13	1.12	N89°51'33"W
14	1.12	S89°51'33"E
15	1.12	N89°51'33"W
16	1.12	S89°51'33"E
17	1.12	N89°51'33"W
18	1.12	S89°51'33"E
19	1.12	N89°51'33"W
20	1.12	S89°51'33"E
21	1.12	N89°51'33"W
22	1.12	S89°51'33"E
23	1.12	N89°51'33"W
24	1.12	S89°51'33"E
25	1.12	N89°51'33"W
26	1.12	S89°51'33"E
27	1.12	N89°51'33"W
28	1.12	S89°51'33"E
29	1.12	N89°51'33"W
30	1.12	S89°51'33"E
31	1.12	N89°51'33"W
32	1.12	S89°51'33"E
33	1.12	N89°51'33"W
34	1.12	S89°51'33"E
35	1.12	N89°51'33"W
36	1.12	S89°51'33"E
37	1.12	N89°51'33"W
38	1.12	S89°51'33"E
39	1.12	N89°51'33"W
40	1.12	S89°51'33"E
41	1.12	N89°51'33"W
42	1.12	S89°51'33"E
43	1.12	N89°51'33"W
44	1.12	S89°51'33"E



N89°37'19"W 802.86'

S89°37'19"E 801.07'



OVERALL BOUNDARY



GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION LB 17327
5004 STATE ROAD 64
BRADENTON, FLORIDA 34208
(813) 746-1312

PO

RIVIERA DUNES MARINA, PHASE 3

A CONDOMINIUM

**SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA**

DESCRIPTIONS

DESCRIPTION: (MARTIN LOOKS OVERSHOULDER)

THE COMPASSES AT THE SOUTHWEST CORNER OF TRACT "A" OF THE PLAT OF THE
NORTHERLY PART OF SECTION 34, TOWNSHIP 64 SOUTH, RANGE 10 EAST, MANATEE COUNTY,
FLORIDA, AS PER DEEDS BOOK 187, PAGE 19, OF THE PUBLIC RECORDS
OF MANATEE COUNTY, FLORIDA, AND BOOK 506, PAGE 19, OF THE PUBLIC RECORDS
OF HERNANDO COUNTY, FLORIDA, BEARS A DISTANCE OF 98.69 FEET;
THENCE 8.85°50'54"E. FOR A DISTANCE OF 50.68 FEET TO THE START OF A
TANGENT COURSE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE A
CHORD, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 20.55°54'00"
TO THE POINT OF BEGINNING; THENCE ALONG A TANGENT COURSE TO THE
RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 20.55°54'00"
TO THE POINT OF BEGINNING; THENCE ALONG A TANGENT COURSE TO THE
LEFT, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 90°1'28".
THENCE ALONG A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 90°1'28".
CHORD OF 284.81 FEET WHICH BEARS S.45°00'44"W. FOR A DISTANCE OF 250.82
FEET; THENCE N.85°58'58"E. FOR A DISTANCE OF 549.45 FEET; THENCE
S.00°10'04"N. A DISTANCE OF 484.90 FEET FOR A POINT OF BEGINNING; THENCE
S.00°10'04"N. A DISTANCE OF 181.88 FEET; THENCE E.89°45'15"E. A DISTANCE OF
998.80 FEET; THENCE N.00°25'41"E. A DISTANCE OF 568.03 FEET; THENCE
N.85°48'40"E. A DISTANCE OF 100.00 FEET; THENCE S.85°48'40"E. A
DISTANCE OF 100.00 FEET; THENCE N.85°48'40"E. A CENTRAL ANGLE OF
135°00'00" TO THE POINT OF BEGINNING; THENCE ALONG A CHORD BEARING OF
S.45°00'44"W. A CHORD BEARING OF S.45°03'25"W. AND A CHORD DISTANCE OF
1658.15 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 504.02
FEET TO THE POINT OF INTERSECTION OF SAID CURVE; THENCE S.00°10'04"N.
A DISTANCE OF 545.44 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN
SECTION 34, TOWNSHIP 64 SOUTH, RANGE 10 EAST, MANATEE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.25 ACRES, MORE OR LESS.

MOULDING: 80840 28VHAP 62482 61

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A" OF THE PLAT OF THE
SOUTHWEST CORNER OF TRACT "A" OF THE PLAT OF THE
THEROF, AS RECORDED IN PLAT BOOK 66, PAGE 19, OF THE PUBLIC RECORDS
OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.89
FEET; THENCE 8.85°56'47" FOR A DISTANCE OF 60.68 FEET TO THE START OF
A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO
THE RIGHT, HAVING A RADIUS OF 44.00 FEET, CENTRAL ANGLE OF 30.40
DEGREES, M-46°53'38", A DISTANCE OF 100.40 FEET; THENCE SOUTH
FOR A DISTANCE OF 168.00 FEET TO THE START OF A
TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE
RIGHT, HAVING A RADIUS OF 168.00 FEET, A CENTRAL ANGLE OF 80°01'38",
CHORD OF 304.81 FEET WHICH BEARS S.48°00'44" W. FOR A DISTANCE OF
260.83 FEET; THENCE N.59°58'02" E. FOR A DISTANCE OF 454.45 FEET; THENCE
S.00°16'04" E. A DISTANCE OF 464.96 FEET; THENCE ACROSS THE EAST LINE
OF 151.85 FEET FOR 151.85 FEET TO THE POINT OF BEGINNING OF A
TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.19 FEET, CENTRAL ANGLE
OF 65.19 DEGREES, CHORD OF 110.00 FEET, CHORD BEARING S.65°19'00" E.
COMING SOUTHEAST, HAVING A RADIUS OF 132.00 FEET, AND A CENTRAL ANGLE
OF 95°01'00", THENCE NORTHEASTERS ALONG THE ARC OF SAID CURVE
A DISTANCE OF 204.03 FEET; SAID CURVE BEING SUBTENDED BY A CHORD THAT
BEARS N.46°53'38" E. A DISTANCE OF 188.13 FEET; THENCE S.85°45'01" E.
A DISTANCE OF 699.15 FEET; THENCE S.00°22'41" W. A DISTANCE OF 164.44 FEET;
THENCE N.59°58'02" E. A DISTANCE OF 522.92 FEET TO THE POINT OF

CONTAINING 187,300 SQUARE FEET OR 6.15 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF
RECORD, IF ANY.

SURVEYOR'S CERTIFICATE

U. S. TONY L. PURLEY, A PROFESSIONAL AND SUPERVISOR ASSIGNED TO PRACITICE IN "NATIONAL TOWNSHIP ELEMENTS AND MOVING IN THE KIRK OF AGRICULTURE" CHAPTERS 18197-18, AMERICA ADMINISTRATIVE CODE, AND THAT THE COOPERATION OF THE AGENTS ARE ESSENTIALLY COMPLETE SO THAT THE MATERIAL TOGETHER WITH THE INFORMATION CONTAINED HEREIN IS BEING SUBMITTED TO THE GOVERNMENT. IT IS AN ABSOLUTE REPRESENTATION OF THE LOCATION OF THE IMPROVED, AND THAT THE DIRECTION, LOCATION AND DIMENSIONS OF THE TOWNSHIP ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

DATE: 3/11/2005

BY: [Signature] FOR: PCRBAY, PBM
FLORIDA CERTIFICATE NO. 4481

JACQUES SOUTHERN, JR.
 Not valid without
 embossed seal of
 certifying authority
 TONY PORTALY, PRM
 FLORIDA CERTIFICATE NO. 4481

UNIT BOUNDARIES

[illegible]

PERIMETRICAA BOONDAITE28:

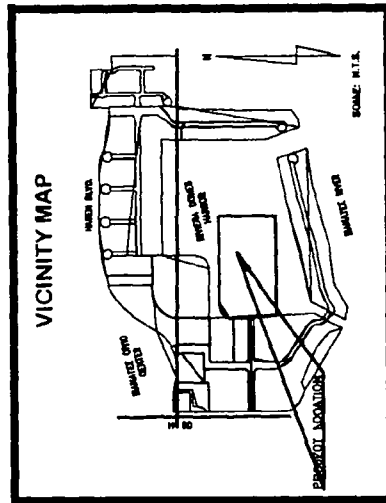
THE PERIMETRIC BOUNDARIES SHALL BE THE VERTICAL PROJECTIONS OF THE UNIT BOUNDARY LINES AS DEPICTED ON THE PLAN SHOWN HEREIN.

UPPER AND LOWER BOUNDARIES:

A BOAT SWP UNIT SHALL CONSIST OF A COLUMN OF AIR SPACE WHICH SHALL COMMENCE ON THE BOTTOM MANOB AS THE SAME MAY EXIST FROM TIME TO TIME AS ITS LOWER BOUNDARY AND SHALL EXTEND UPWARD THROUGH WATER AND AIR TO A POINT ONE HUNDRED SIXTY FEET ABOVE MEAN SEA LEVEL AS ITS UPPER BOUNDARY.

NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF PARCELS 11 BEING 5.0°10'42".
2. ELEVATION ARE BASED ON D.S.O.A.S. BY 188 RESET 1955 ELEV -9.724
6. LIMITED COMMON ELEMENTS AND COMMON ELEMENTS ARE DEFINED IN THE DEEDS OF CONDOMINIUM.



CONDOMINIUM BOOK _____ PAGE _____
 SET 1 of 4

- [illegible]

GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION IS 37537
 5004 STATE ROAD 54
 BRADENTON, FLORIDA 34108
 (941) 746-1312
 PO

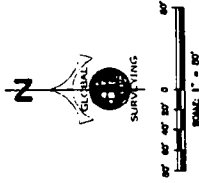
COMMISSION BOOK _____ PAGE 2094

Q 4

RIVIERA DUNES MARINA, PHASE 3

A CONDOMINIUM

SECTION 24, TOWNSHIP 34S., RANGE 17E.
MANATEE COUNTY, FLORIDA



OVERALL BOUNDARY

GLOBAL SURVEYING OF BRADENTON, LLC
CERTIFICATE OF AUTHORIZATION NO. 778317
5504 STATE ROAD 84
BRADENTON, FLORIDA 34208
(941) 748-1812
PO

R

SOUTH LAKE TRACT "A"
 POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF TRACT "A"
 THE NORTHSHORE AT RIVERA DONES
 PHASE 1-A PLAT BOOK 58, PAGE 19

33500'04"Y 50.04
R=44.00'
O=35°55'34"
A=20.40'
O=20.31'
09-215'18"09"Y

00 292 11008

NAD83 1983 UTM 18Q UTM Zone Number

888 42'01"Z 675.15'

PHASE 3 - 3.15 ACRES

1978-1979 802.98

FUTURE PHASE 2 - 3.36 ACRES

201.09 201.09

**RIVIERA DUNES MARINA
A CONDOMINIUM
CONDOMINIUM BOOK 31, PAGES 49-54**

**PHASE 1
5.74 ACRES**

200° 46' 15" 7 778.80"

PAROZA 11

POINT OF BEGINNING
PHASE 2

MARINA PAROZA

POINT OF BEGINNING
MAGNA DUCKS OVERLAP

CONDOMINIUM BOOK _____ PAGE _____
SHEET 3 of 4

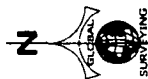
RIVIERA DUNES MARINA, PHASE 3
A CONDOMINIUM
SECTION 24, TOWNSHIP 34S., RANGE 17E.
MANATEE COUNTY, FLORIDA

SECTION 24, TOWNSHIP 34S., RANGE 17E.
MANATEE COUNTY, FLORIDA

LINE TABLE	
LINE NUMBER	BEARING
149	6.82
150	6.82
151	6.82
152	6.82
153	6.82
154	6.82
155	6.82
156	6.82
157	6.82
158	6.82
159	6.82
160	6.82
161	6.82
162	6.82
163	6.82
164	6.82
165	6.82
166	6.82
167	6.82
168	6.82
169	6.82
170	6.82
171	6.82
172	6.82
173	6.82
174	6.82
175	6.82
176	6.82
177	6.82
178	6.82
179	6.82
180	6.82
181	6.82
182	6.82
183	6.82
184	6.82
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189	6.82
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197	6.82
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219	6.82
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229	6.82
230	6.82
231	6.82
232	6.82
233	6.82
234	6.82
235	6.82
236	6.82
237	6.82
238	6.82
239	6.82
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261	6.82
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269	6.82
270	6.82
271	6.82
272	6.82
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280	6.82
281	6.82
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284	6.82
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286	6.82
287	6.82
288	6.82
289	6.82
290	6.82
291	6.82
292	6.82
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315	6.82
316	6.82
317	6.82
318	6.82
319	6.82
320	6.82
321	6.82
322	6.82
323	6.82
324	6.82
325	6.82
326	6.82
327	6.82
328	6.82
329	6.82
330	6.82
331	6.82
332	6

	LINE LENGTH		LINE BEARING	
	IN	FEET	IN	FEET
1	1.25	2.45	5.45	57.25
2	1.25	2.45	5.45	57.25
3	1.25	2.45	5.45	57.25
4	1.25	2.45	5.45	57.25
5	1.25	2.45	5.45	57.25
6	1.25	2.45	5.45	57.25
7	1.25	2.45	5.45	57.25
8	1.25	2.45	5.45	57.25
9	1.25	2.45	5.45	57.25
10	1.25	2.45	5.45	57.25
11	1.25	2.45	5.45	57.25
12	1.25	2.45	5.45	57.25
13	1.25	2.45	5.45	57.25
14	1.25	2.45	5.45	57.25
15	1.25	2.45	5.45	57.25
16	1.25	2.45	5.45	57.25
17	1.25	2.45	5.45	57.25
18	1.25	2.45	5.45	57.25
19	1.25	2.45	5.45	57.25
20	1.25	2.45	5.45	57.25
21	1.25	2.45	5.45	57.25
22	1.25	2.45	5.45	57.25
23	1.25	2.45	5.45	57.25
24	1.25	2.45	5.45	57.25
25	1.25	2.45	5.45	57.25
26	1.25	2.45	5.45	57.25
27	1.25	2.45	5.45	57.25
28	1.25	2.45	5.45	57.25
29	1.25	2.45	5.45	57.25
30	1.25	2.45	5.45	57.25
31	1.25	2.45	5.45	57.25
32	1.25	2.45	5.45	57.25
33	1.25	2.45	5.45	57.25
34	1.25	2.45	5.45	57.25
35	1.25	2.45	5.45	57.25
36	1.25	2.45	5.45	57.25
37	1.25	2.45	5.45	57.25
38	1.25	2.45	5.45	57.25
39	1.25	2.45	5.45	57.25
40	1.25	2.45	5.45	57.25
41	1.25	2.45	5.45	57.25
42	1.25	2.45	5.45	57.25
43	1.25	2.45	5.45	57.25
44	1.25	2.45	5.45	57.25
45	1.25	2.45	5.45	57.25
46	1.25	2.45	5.45	57.25
47	1.25	2.45	5.45	57.25
48	1.25	2.45	5.45	57.25
49	1.25	2.45	5.45	57.25
50	1.25	2.45	5.45	57.25
51	1.25	2.45	5.45	57.25
52	1.25	2.45	5.45	57.25
53	1.25	2.45	5.45	57.25
54	1.25	2.45	5.45	57.25
55	1.25	2.45	5.45	57.25
56	1.25	2.45	5.45	57.25
57	1.25	2.45	5.45	57.25
58	1.25	2.45	5.45	57.25
59	1.25	2.45	5.45	57.25
60	1.25	2.45	5.45	57.25
61	1.25	2.45	5.45	57.25
62	1.25	2.45	5.45	57.25
63	1.25	2.45	5.45	57.25
64	1.25	2.45	5.45	57.25
65	1.25	2.45	5.45	57.25
66	1.25	2.45	5.45	57.25
67	1.25	2.45	5.45	57.25
68	1.25	2.45	5.45	57.25
69	1.25	2.45	5.45	57.25
70	1.25	2.45	5.45	57.25
71	1.25	2.45	5.45	57.25
72	1.25	2.45	5.45	57.25
73	1.25	2.45	5.45	57.25
74	1.25	2.45	5.45	57.25
75	1.25	2.45	5.45	57.25
76	1.25	2.45	5.45	57.25
77	1.25	2.45	5.45	57.25
78	1.25	2.45	5.45	57.25
79	1.25	2.45	5.45	57.25
80	1.25	2.45	5.45	57.

LINE TABLE		
LINE	EXTENT	BEARING
1	2.81	564.572727
2	8.62	512.120000
3	9.82	512.120000
4	9.82	512.120000
5	2.64	564.572727
6	2.64	564.572727
7	9.82	512.120000
8	9.82	512.120000
9	2.64	564.572727
10	2.64	564.572727
11	9.82	512.120000
12	9.82	512.120000
13	2.64	564.572727
14	9.82	512.120000
15	9.82	512.120000
16	2.64	564.572727
17	9.82	512.120000
18	9.82	512.120000
19	2.64	564.572727
20	2.64	564.572727
21	9.82	512.120000
22	9.82	512.120000
23	2.64	564.572727
24	9.82	512.120000
25	9.82	512.120000
26	2.64	564.572727
27	9.82	512.120000
28	9.82	512.120000
29	2.64	564.572727
30	2.64	564.572727
31	9.82	512.120000
32	9.82	512.120000
33	2.64	564.572727
34	9.82	512.120000
35	9.82	512.120000
36	2.64	564.572727
37	9.82	512.120000
38	9.82	512.120000
39	2.64	564.572727
40	2.64	564.572727
41	9.82	512.120000
42	9.82	512.120000
43	2.64	564.572727
44	9.82	512.120000
45	9.82	512.120000
46	2.64	564.572727
47	9.82	512.120000
48	9.82	512.120000
49	2.64	564.572727
50	2.64	564.572727
51	9.82	512.120000
52	9.82	512.120000
53	2.64	564.572727
54	9.82	512.120000
55	9.82	512.120000
56	2.64	564.572727
57	9.82	512.120000
58	9.82	512.120000
59	2.64	564.572727
60	2.64	564.572727
61	9.82	512.120000
62	9.82	512.120000
63	2.64	564.572727
64	9.82	512.120000
65	9.82	512.120000
66	2.64	564.572727
67	9.82	512.120000
68	9.82	512.120000
69	2.64	564.572727
70	2.64	564.572727
71	9.82	512.120000
72	9.82	512.120000
73	2.64	564.572727
74	9.82	512.120000
75	9.82	512.120000
76	2.64	564.572727
77	9.82	512.120000
78	9.82	512.120000
79	2.64	564.572727
80	2.64	564.572727
81	9.82	512.120000
82	9.82	512.120000
83	2.64	564.572727
84	9.82	512.120000
85	9.82	512.120000
86	2.64	564.572727
87	9.82	512.120000
88	9.82	512.120000
89	2.64	564.572727
90	2.64	564.572727
91	9.82	512.120000
92	9.82	512.120000
93	2.64	564.572727
94	9.82	512.120000
95	9.82	512.120000
96	2.64	564.572727
97	9.82	512.120000
98	9.82	512.120000
99	2.64	



SCALE: 1" = 20'

S86°42'01"E 873.13'

SEE SHEET 4

N89°37'19"W 802.98'

PERIMETRICAL BOUNDARIES

GLOBAL SURVEYING OF BRADENTON, LLC
 CERTIFICATE OF AUTHORIZATION LB #1327
 5004 STATE ROAD 64
 BRADENTON, FLORIDA 34208
 (941) 746-1512
 PO

8

COATING POWDER

S00°13'04"E 63.12

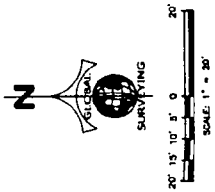
CONDOMINIUM BOOK PAGE
SHEET 4 of 4

RIVIERA DUNES MARINA, PHASE 3
A CONDOMINIUM
SECTION 24, TOWNSHIP 34S, RANGE 17E,
MANATEE COUNTY, FLORIDA

LINE	LENGTH	BEARING
117	2.42	S47°31'02"E
118	2.39	S46°09'02"W
119	6.82	S15°09'02"W
120	6.85	S15°05'13"E
121	2.28	S47°31'02"E
122	2.39	S46°09'02"W
123	6.82	S15°09'02"W
124	6.85	S15°05'13"E
125	2.42	S47°31'02"E
126	2.39	S46°09'02"W
127	6.82	S15°09'02"W
128	6.85	S15°05'13"E
129	2.28	S47°31'02"E
130	2.39	S46°09'02"W
131	6.82	S15°09'02"W
132	6.85	S15°05'13"E
133	2.42	S47°31'02"E
134	2.39	S46°09'02"W
135	6.82	S15°09'02"W
136	6.85	S15°05'13"E
137	2.28	S47°31'02"E

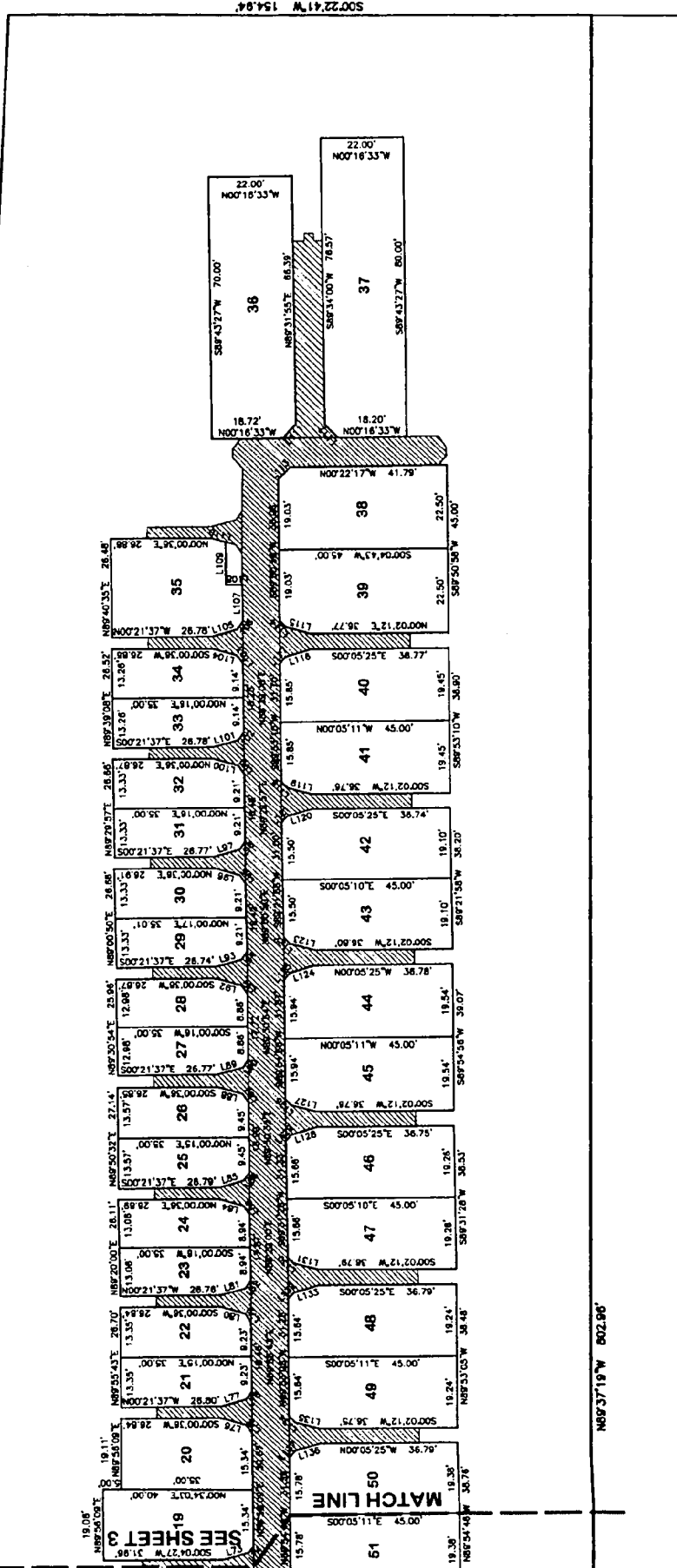
LINE	LENGTH	BEARING
135	2.72	S52°20'11"E
136	6.89	S15°56'41"E
137	6.89	S15°56'41"E
138	2.72	S52°20'11"E
139	6.89	S15°56'41"E
140	6.89	S15°56'41"E
141	2.72	S52°20'11"E
142	6.89	S15°56'41"E
143	6.89	S15°56'41"E
144	2.72	S52°20'11"E
145	6.89	S15°56'41"E
146	6.89	S15°56'41"E
147	2.72	S52°20'11"E
148	6.89	S15°56'41"E
149	6.89	S15°56'41"E
150	2.72	S52°20'11"E
151	6.89	S15°56'41"E
152	6.89	S15°56'41"E
153	2.72	S52°20'11"E
154	6.89	S15°56'41"E
155	6.89	S15°56'41"E
156	2.72	S52°20'11"E
157	6.89	S15°56'41"E
158	6.89	S15°56'41"E
159	2.72	S52°20'11"E
160	6.89	S15°56'41"E
161	6.89	S15°56'41"E
162	2.72	S52°20'11"E
163	6.89	S15°56'41"E
164	6.89	S15°56'41"E
165	2.72	S52°20'11"E
166	6.89	S15°56'41"E
167	6.89	S15°56'41"E
168	2.72	S52°20'11"E
169	6.89	S15°56'41"E
170	6.89	S15°56'41"E
171	2.72	S52°20'11"E
172	6.89	S15°56'41"E
173	6.89	S15°56'41"E
174	2.72	S52°20'11"E
175	6.89	S15°56'41"E
176	6.89	S15°56'41"E
177	2.72	S52°20'11"E
178	6.89	S15°56'41"E
179	6.89	S15°56'41"E
180	2.72	S52°20'11"E
181	6.89	S15°56'41"E
182	6.89	S15°56'41"E
183	2.72	S52°20'11"E
184	6.89	S15°56'41"E
185	6.89	S15°56'41"E
186	2.72	S52°20'11"E
187	6.89	S15°56'41"E
188	6.89	S15°56'41"E
189	2.72	S52°20'11"E
190	6.89	S15°56'41"E
191	6.89	S15°56'41"E
192	2.72	S52°20'11"E
193	6.89	S15°56'41"E
194	6.89	S15°56'41"E
195	2.72	S52°20'11"E
196	6.89	S15°56'41"E
197	6.89	S15°56'41"E
198	2.72	S52°20'11"E
199	6.89	S15°56'41"E
200	6.89	S15°56'41"E

LINE	LENGTH	BEARING
135	2.72	S52°20'11"E
136	6.89	S15°56'41"E
137	6.89	S15°56'41"E
138	2.72	S52°20'11"E
139	6.89	S15°56'41"E
140	6.89	S15°56'41"E
141	2.72	S52°20'11"E
142	6.89	S15°56'41"E
143	6.89	S15°56'41"E
144	2.72	S52°20'11"E
145	6.89	S15°56'41"E
146	6.89	S15°56'41"E
147	2.72	S52°20'11"E
148	6.89	S15°56'41"E
149	6.89	S15°56'41"E
150	2.72	S52°20'11"E
151	6.89	S15°56'41"E
152	6.89	S15°56'41"E
153	2.72	S52°20'11"E
154	6.89	S15°56'41"E
155	6.89	S15°56'41"E
156	2.72	S52°20'11"E
157	6.89	S15°56'41"E
158	6.89	S15°56'41"E
159	2.72	S52°20'11"E
160	6.89	S15°56'41"E
161	6.89	S15°56'41"E
162	2.72	S52°20'11"E
163	6.89	S15°56'41"E
164	6.89	S15°56'41"E
165	2.72	S52°20'11"E
166	6.89	S15°56'41"E
167	6.89	S15°56'41"E
168	2.72	S52°20'11"E
169	6.89	S15°56'41"E
170	6.89	S15°56'41"E
171	2.72	S52°20'11"E
172	6.89	S15°56'41"E
173	6.89	S15°56'41"E
174	2.72	S52°20'11"E
175	6.89	S15°56'41"E
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177	2.72	S52°20'11"E
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186	2.72	S52°20'11"E
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194	6.89	S15°56'41"E
195	2.72	S52°20'11"E
196	6.89	S15°56'41"E
197	6.89	S15°56'41"E
198	2.72	S52°20'11"E
199	6.89	S15°56'41"E
200	6.89	S15°56'41"E



S86°42'01"E 87°13'

N89°37'19"W 802.96'



PERIMETRICAL BOUNDARIES

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