

Prepared by and Return To:  
Kimberly D. Ashton, Esq.  
Vogler Ashton, PLLC  
2411-A Manatee Ave. West  
Bradenton, FL 34205  
941-388-9400

**NOTICE OF ESTABLISHMENT OF THE  
BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT**

Pursuant to the requirements set forth in Sections 190.0485 and 190.048, Florida Statutes, notice is hereby given of the adoption by Manatee County, Florida, by and through the Board of County Commissioners for Manatee County, Florida, at its regularly scheduled meeting of January 26, 2016, of Ordinance No. 16-04. Ordinance No. 16-04 established the Brookstone Community Development District, which is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

A legal description of the boundaries of the Brookstone Community Development District is attached hereto as **Exhibit "A."**

Pursuant to Sections 190.048 and 190.0485, Florida Statutes, the following disclosure is hereby given:

THE BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

**Brookstone Community Development District, a special purpose local government pursuant to Chapter 190, Florida Statutes and Manatee County Ordinance No. 16-04.**

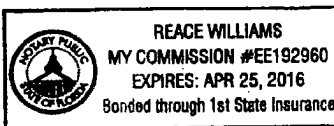
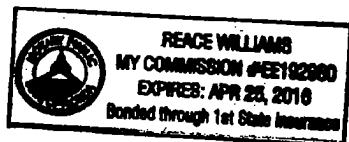
By: *Kimberly Ashton*  
Kimberly Ashton  
Agent for the Brookstone Community Development District  
2411-A Manatee Ave. West  
Bradenton, FL 34205

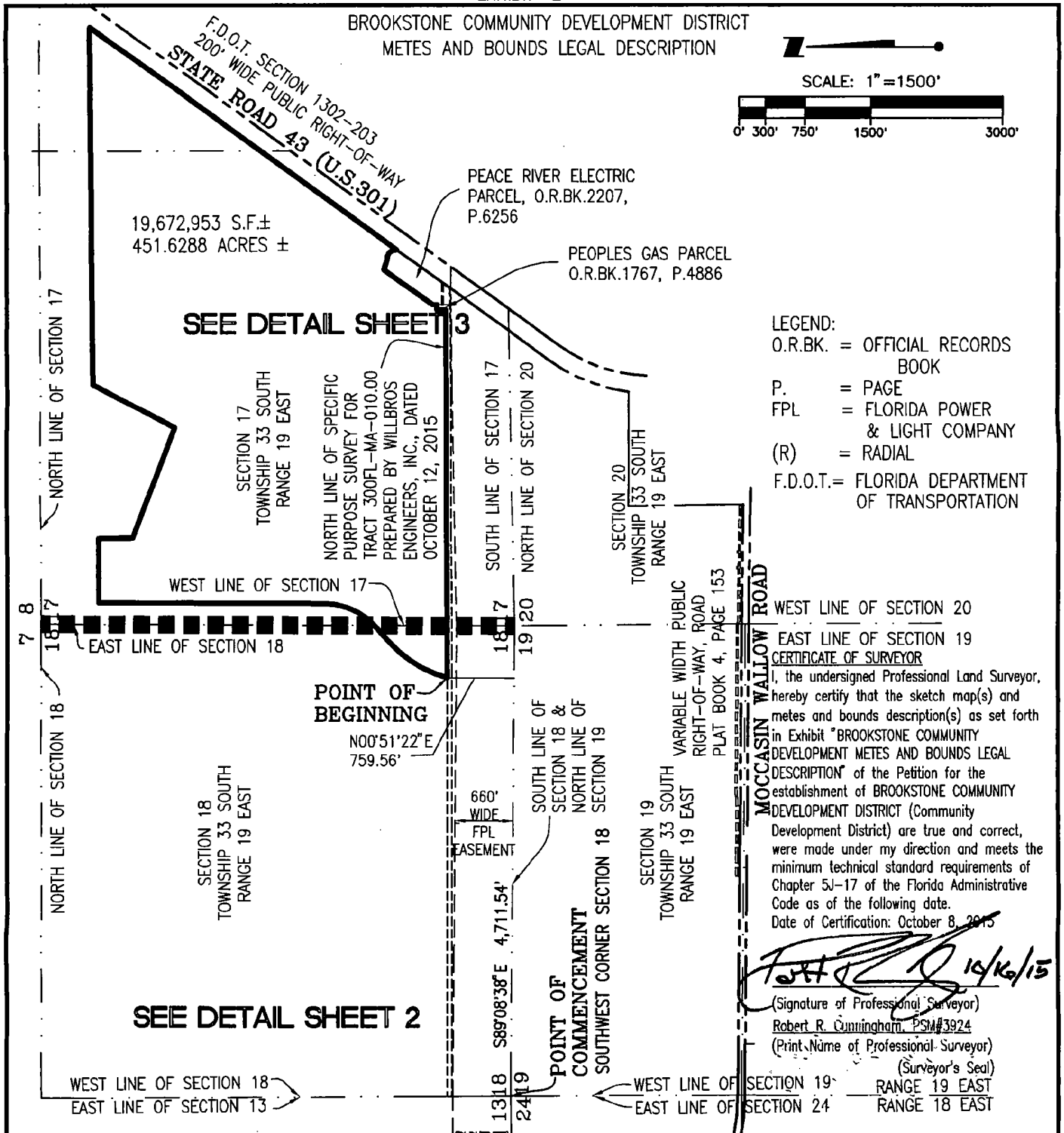
STATE OF FLORIDA  
COUNTY OF MANATEE

THE FOREGOING was subscribed before me this 8<sup>th</sup> day of February, 2016, by KIMBERLY ASHTON, as agent for the Brookstone Community Development District, a local unit of special purpose government, who is personally known to me, and who acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

My commission expires: April 25, 2016

*Reace Williams*  
Signature  
Reace Williams  
Print Name  
NOTARY PUBLIC - STATE OF FLORIDA  
Commission No. EE192960





LEGEND:  
 O.R.BK. = OFFICIAL RECORDS BOOK  
 P. = PAGE  
 FPL = FLORIDA POWER & LIGHT COMPANY  
 (R) = RADIAL  
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

I, the undersigned Professional Land Surveyor, hereby certify that the sketch map(s) and metes and bounds description(s) as set forth in Exhibit "BROOKSTONE COMMUNITY DEVELOPMENT METES AND BOUNDS LEGAL DESCRIPTION" of the Petition for the establishment of BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT (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 8, 2015

*Robert R. Cunningham* 10/16/15  
 (Signature of Professional Surveyor)  
 Robert R. Cunningham, PSM#3924  
 (Print Name of Professional Surveyor)

This is NOT a Survey and Not valid without all sheets.

FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC; 16, 2015 - 11:06:13 BCUNNINGHAM\215611510\survey\drawing\sketch\_desc\215611510v-spsk03-BROOKSTONE.dwg

SKETCH & DESCRIPTION OF BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT  
 A 444.5849 ACRE TRACT LOCATED IN SECTIONS 17  
 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST,  
 MANATEE COUNTY, FLORIDA



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
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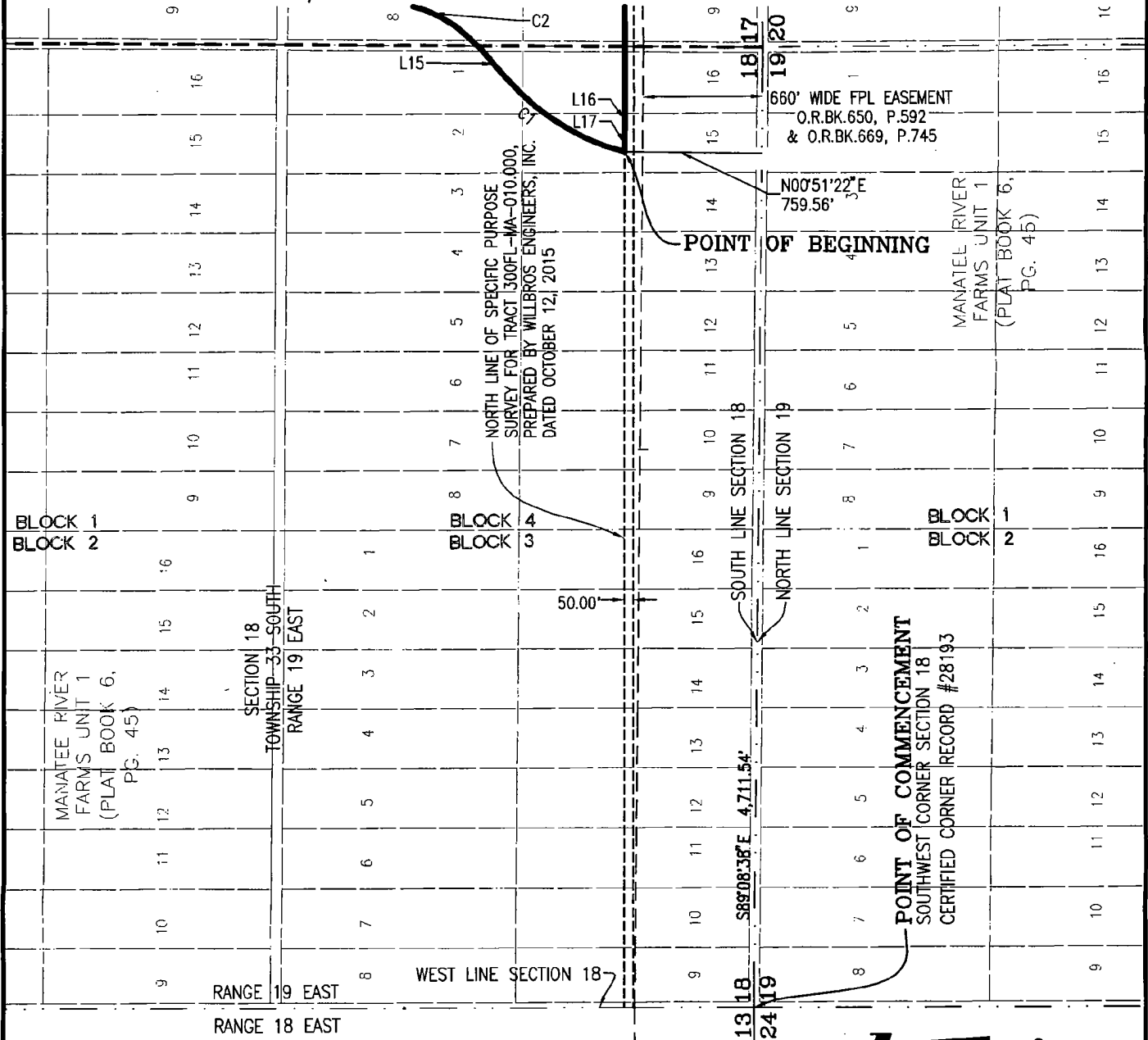
TASK CODE: 450	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: 215611510v-spsk03	PROJECT NO: 215611510	SHEET 1 OF 4	DRAWING INDEX NO: A215611510-V004	REV:
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Exhibit "A" page 2 of 4

Brookstone Community Development District

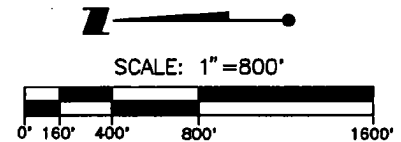
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1355.00'	33°22'51"	789.44'	778.32'	N32°02'38"E
C2	795.00'	48°08'26"	667.97'	648.49'	N24°39'51"E

MATCH LINE, SEE SHEET 3



LINE TABLE		
LINE	BEARING	DISTANCE
L15	N48°44'04"W	213.94'
L16	N89°10'25"W	187.79'
L17	N89°39'18"W	85.65'

660' WIDE FPL EASEMENT  
O.R.BK.650, P.592  
& O.R.BK.669, P.745



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FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC; 16, 2015 - 11:06:40

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SKETCH & DESCRIPTION OF BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT  
A 444.5849 ACRE TRACT LOCATED IN SECTIONS 17  
AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

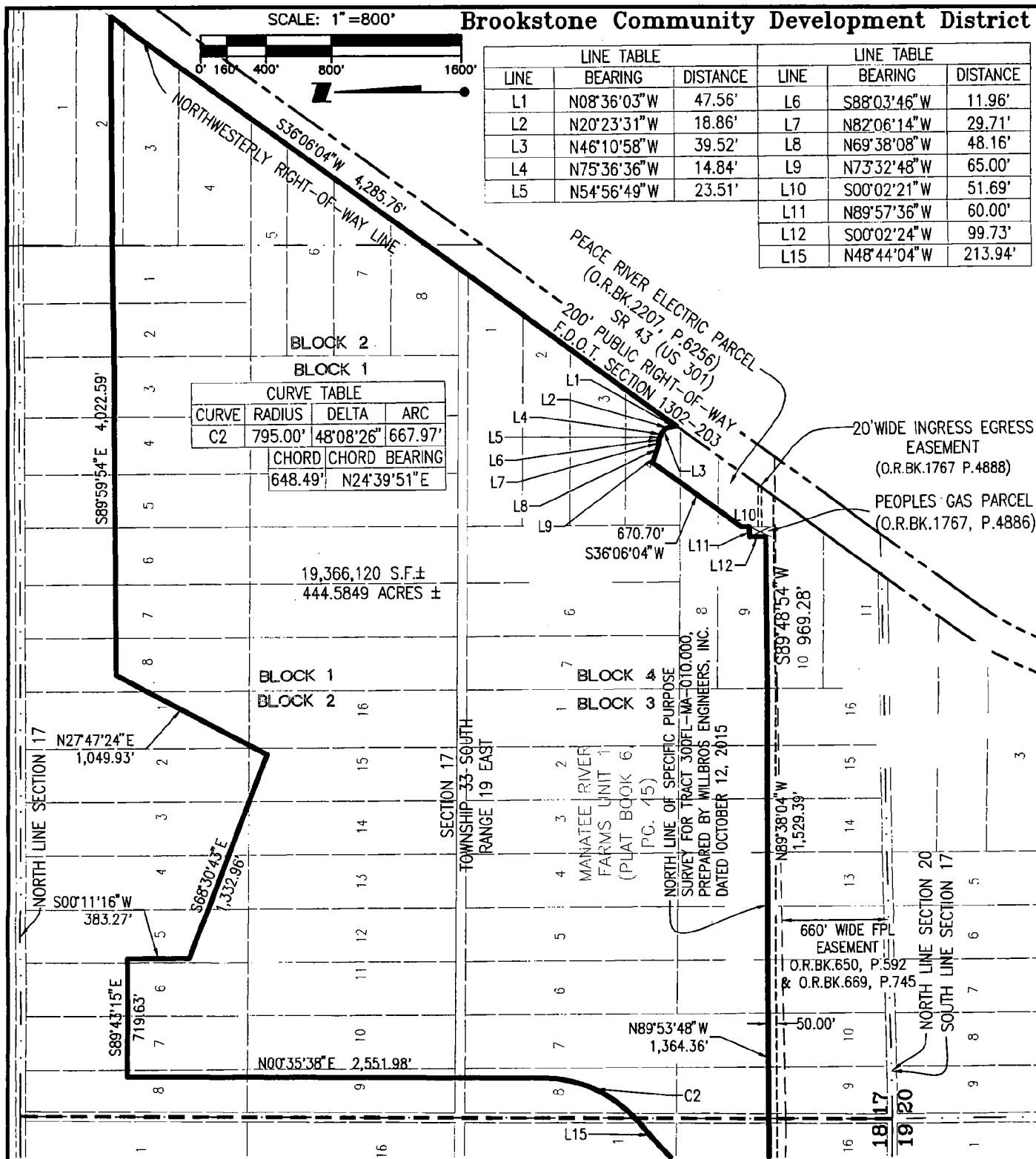


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Exhibit "A" page 3 of 4



**MATCH LINE, SEE SHEET 2**

**This is NOT a Survey and Not valid without all sheets.**

FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC; 16, 2015 - 11:07:25 BCUNNINGHAM\2156\active\215611510\survey\drawing\sketch\_desc\215611510v-spsk03-BROOKSTONE.dwg

SKETCH & DESCRIPTION OF BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT  
 A 444.5849 ACRE TRACT LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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TASK CODE: 450	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215611510v-spsk03	PROJECT NO: 215611510	SHEET 3 OF 4	DRAWING INDEX NO: A215611510-V004	REV:
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Exhibit "A" Page 4 of 4

**Brookstone Community Development District**

Description (Prepared by the signing Surveyor & Mapper)

A tract of land lying in Blocks 1, 2, 3 & 4, of Section 17, Township 33 South, Range 18 East and Block 4, Section 18, Township 33 South, Range 18 East, Manatee River Farms, Unit 1, as recorded in Plat Book 6, Page 45, in the Public Records of Manatee County, Florida and described as follows:

Commence at the southwest corner of said Section 18; thence S.89°08'38"E., along the south line of said Section 18, a distance of 4,711.54 feet; thence N.00°51'22"E., a distance of 759.56 feet to the POINT OF BEGINNING, said point also being the point of curvature of a curve to the right having a radius of 1,355.00 feet and a central angle of 33°22'51"; thence northeasterly along the arc of said curve, a distance of 789.44 feet, said curve having a chord bearing and distance of N.32°02'38"E., 778.32 feet to the point of tangency of said curve; thence N.48°44'04"E., a distance of 213.94 feet to the point of curvature of a curve to the left having a radius of 795.00 feet and a central angle of 48°08'26"; thence northeasterly along the arc of said curve, a distance of 667.97 feet to the point of tangency of said curve; thence N.00°35'38"E., a distance of 2,551.98 feet; thence S.89°43'15"E., a distance of 719.63 feet; thence S.00°11'16"W., a distance of 383.27 feet; thence S.68°30'43"E., a distance of 1,332.96 feet; thence N.27°47'24"E., a distance of 1,049.93 feet; thence S.89°59'54"E., a distance of 4,022.59 feet to a point on the northwesterly right-of-way line of State Road 43 (U.S.301, 200 foot wide public right-of-way) as recorded with the Florida Department of Transportation for S.R.43 Section 1302-203; thence S.36°06'04"W., along said northwesterly right-of-way line, a distance of 4,285.76 feet to a point on a parcel as described in Official Records Book 2207, Page 6256, said Public Records; thence along the northerly and westerly lines of said parcel for the following eleven (11) calls; (1) thence N.08°36'03"W., a distance of 47.56 feet; (2) thence N.20°23'31"W., a distance of 18.86 feet; (3) thence N.46°10'58"W., a distance of 39.52 feet; (4) thence N.75°36'36"W., a distance of 14.84 feet; (5) thence N.54°56'49"W., a distance of 23.51 feet; (6) thence S.88°03'46"W., a distance of 11.96 feet; (7) thence N.82°06'14"W., a distance of 29.71 feet; (8) thence N.69°38'08"W., a distance of 48.16 feet; (9) thence N.73°32'48"W., a distance of 65.00 feet; (10) thence S.36°06'04"W., a distance of 670.70 feet; (11) thence S.00°02'21"W., a distance of 51.69 feet to a point on the north line of parcel deeded to Peoples Gas System, per Warranty Deed dated August 18th, 2002 and recorded in Official Record Book 1767, Page 4886, said corner being marked by a 5/8" iron rod; thence N89°57'36"W, along the northerly line of said parcel, a distance of 60.00 feet, to the north west corner of said parcel, as marked by a 5/8" iron rod; thence S00°02'24"W., along the westerly line of said parcel, a distance of 99.73 feet; the following five (5) calls are along the northerly line of a Specific Purpose Survey for Tract 300FL-MA-010.000, prepared by Willbros Engineers, Inc., and dated October 12, 2015; thence S.89°48'54"W., a distance of 969.28 feet; thence N.89°38'04"W., a distance of 1,529.39 feet; thence N.89°53'48"W., a distance of 1,364.36 feet; thence N.89°10'25"W., a distance of 187.79 feet; thence N.89°39'18"W., a distance of 85.65 feet to the POINT OF BEGINNING.


Said tract containing 19,366,120 square feet or 444.5849 acres, more or less.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 18, BEING N.00°08'15"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

**This is NOT a Survey and Not valid without all sheets.**

FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC; 16, 2015 - 11:08:20 BCUNNINGHAM\2156\active\215611510\survey\drawing\sketch\_desc\215611510v-spsk03-BROOKSTONE.dwg

SKETCH & DESCRIPTION OF BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT A 444.5849 ACRE TRACT LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA				 <b>Stantec</b> 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com Licensed Business Number 7885			
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