

1 A bill to be entitled
 2 An act relating to the Lakewood Ranch Stewardship
 3 District, Manatee and Sarasota Counties; amending chapter
 4 2005-338, Laws of Florida; revising the boundaries of the
 5 district; amending district powers to allow the district
 6 to provide sustainable or green infrastructure
 7 improvements, facilities, and services; requiring a
 8 referendum; providing an effective date.

9
 10 Be It Enacted by the Legislature of the State of Florida:

11
 12 Section 1. Section 4 of chapter 2005-338, Laws of Florida,
 13 is amended to read:

14 Section 4. Legal description of the Lakewood Ranch
 15 Stewardship District.--

16
 17 LEGAL DESCRIPTION. The metes and bounds legal
 18 description of the District, within which there are no
 19 parcels of property owned by those who do not wish
 20 their property to be included within the District, is
 21 as follows:

22
 23 Section 29, Township 34 South, Range 19 East:

24
 25 That portion of Section 29, lying south of the right-
 26 of-way of State Road 64 and east of the record plat of
 27 Lakewood Ranch Commerce Park, Block C, recorded in

28 Plat Book 38, Page 160 through 163 of the Public
 29 Records of Manatee County, Florida;
 30
 31 Section 31, Township 34 South, Range 19 East:
 32
 33 That portion of the southeast quarter of Section 31,
 34 lying east of Lakewood Ranch Boulevard, a 120-foot
 35 wide Public Right-of-Way, as recorded in Official
 36 Record Book 1429, Page 3703 Public Records of Manatee
 37 County, Florida; also that portion of the southeast
 38 quarter of said Section 31, lying west of said
 39 Lakewood Ranch Boulevard, south of Lakewood Ranch
 40 Commerce Park, Block B, recorded in Plat Book 36,
 41 Pages 71 through 77 of said Public Records and east of
 42 the east line of the "Manatee County Landfill" as
 43 described in Special Warranty Deed to Manatee County,
 44 recorded in Official Record Book 1166, Page 3590,
 45 Public Records of Manatee County, Florida;
 46
 47 Section 32, Township 34 South, Range 19 East:
 48
 49 That portion of the west half of Section 32, lying
 50 east of Lakewood Ranch Boulevard, a 120-foot wide
 51 Public Right-of-Way, as recorded in Official Record
 52 Book 1429, Page 3703 of said Public Records, less and
 53 except the record plat of Lakewood Ranch Commerce
 54 Park, Block C, recorded in Plat Book 38, Page 160
 55 through 163 of said Public Records, also less and

56 except premises described in Special Warranty Deed to
57 Lakewood Flex Properties Phase II, Inc, recorded in
58 Official Record Book 1934, Page 5505 Public Records of
59 Manatee County, Florida;

60
61 Also:

62
63 The west half of the southeast quarter of said Section
64 32;

65
66 Also:

67
68 The southeast quarter of the southeast quarter of said
69 Section 32, less and except premises described in
70 Special warranty Deed to Ashton Associates of
71 Sarasota, L.L.C., recorded in Official Record Book
72 1888, Page 7567 Public Records of Manatee County,
73 Florida;

74
75 Also:

76
77 The northwest quarter of the northeast quarter lying
78 south of State Road 64, less and except the east 100-
79 feet described in Warranty Deed to John D. Taylor and
80 Beverly J. Taylor, recorded in Official Record Book
81 1331, Page 0041 Public Records of Manatee County,
82 Florida;

83

84 Also:

85
 86 That portion of the southwest quarter of the northeast
 87 quarter being more particularly described as follows:

88
 89 Begin at the northwest corner of the southwest quarter
 90 of the northeast quarter of said Section 32; thence
 91 east, 466.8 feet along north side of said 40 acre
 92 tract; thence south, 466.8 feet; thence west, 466.8
 93 feet to west line of 40 acre tract; thence north,
 94 466.8 feet to the POINT OF BEGINNING;

95
 96 Also:

97
 98 That part of the southwest quarter of the northeast
 99 quarter of Section 32, Township 34 South, Range 19
 100 East, described as follows: Commence at a concrete
 101 monument found marking the southwest corner of the
 102 southwest quarter of the northeast quarter of Section
 103 32, Township 34 South, Range 19 East, as occupied by
 104 John D. Taylor & being the southwest corner of that
 105 certain parcel of land as described in Official Record
 106 Book 656 Page 103 of the Public Records of Manatee
 107 County, Florida, for a POINT OF BEGINNING; thence
 108 S.89°35'55"E., along the south line of said southeast
 109 quarter of northeast quarter, 290.77 feet; thence N.
 110 00° 42' 08"E., parallel with the west line of said
 111 southwest quarter of northeast quarter, 299.62 feet;

112 thence N. 89°35'55"W. along the northerly line of said
 113 land described in Official Record Book 656 Page 103, a
 114 distance of 290.77 feet to the intersection with the
 115 west line of said southwest quarter of the northeast
 116 quarter; thence S.00°42'08W., along the west line of
 117 said southwest quarter of the northeast quarter, a
 118 distance of 299.62 feet to the POINT OF BEGINNING,
 119 being & lying in the southwest quarter of the
 120 northeast quarter of Section 32, township 34 South,
 121 Range 19 East, Manatee County, Florida;

122
 123 Section 33, Township 34 South, Range 19 East:

124
 125 The east half, the northeast quarter of the northwest
 126 quarter, the northwest quarter of the northwest
 127 quarter, the southeast quarter of the northwest
 128 quarter, and the southwest quarter of the southwest
 129 quarter of Section 33, Township 34 South, Range 19
 130 East,

131
 132 Less:

133
 134 Road right-of-way for State Road 64 and less that part
 135 of the above described property, lying north and east
 136 of said State Road 64 as described in Official Record
 137 Book 1095, Page 256;

138
 139 Less:

140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167

Road right-of-way for Pope Road;

Less:

Premises described in Special Warranty Deed to Roy F. Green, recorded in Official Record Book 1752, Page 4576;

Less:

Premises described in Special Warranty Deed to Triko Enterprises, Inc, recorded in Official Record Book 1407, Page 3313 and Official Record Book 1752, Page 2251;

Less:

Premises described in Special Warranty Deed to Peoples Gas System, recorded in Official Record Book 1576, Page 4158;

Section 35, Township 34 South, Range 19 East:

The south half of the northeast quarter, and the east half of the southeast quarter of Section 35, Township 34 South, Range 19 East;

168 | Less:

169 |

170 | Road right-of-way for State Road 64

171 |

172 | Section 36, Township 34 South, Range 19 East:

173 |

174 | The west half of the northeast quarter, the southeast

175 | quarter of the northeast quarter, the east half of the

176 | northwest quarter, and the south half of Section 36,

177 | Township 34 South, Range 19 East;

178 |

179 | Less:

180 |

181 | Road right-of-way for State Road 64

182 |

183 | Section 1, Township 35 South, Range 19 East:

184 |

185 | All of Section 1, Township 35 South, Range 19 East;

186 |

187 | Less:

188 |

189 | Road right-of-way for State Road 64

190 |

191 | Section 2, Township 35 South, Range 19 East:

192 |

193 | All of Section 2, Township 35 South, Range 19 East;

194 |

195 | Less:

196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223

The northwest quarter of the northeast quarter, the north half of the northwest quarter, and road right-of-way for State Road 64;

Section 3, Township 35 South, Range 19 East:

The south half of the north half, the southeast quarter of the southwest quarter, and the southeast quarter of Section 3, Township 35 South, Range 19 East;

Less:

Road right-of-way for Lorraine Road

Section 4, Township 35 South, Range 19 East:

The northwest quarter of the northeast quarter, the south-half of the northeast quarter, the east half of the northeast quarter of the northwest quarter, the southeast quarter of the northwest quarter, the south-half of the southwest quarter of the northwest quarter, the north-half of the south-half, the southeast quarter of the southwest quarter, and the south half of the southeast quarter of Section 4, Township 35 South, Range 19 East;

224 Less:
 225
 226 Premises described in Special Warranty Deed to
 227 Ellenton Fruit Company, recorded in Official Record
 228 Book 1472, Page 4620
 229
 230 Less:
 231
 232 Road right-of-way for Pope Road, recorded in Road Plat
 233 Book 8, Pages 138 through 152
 234
 235 Section 5, Township 35 South, Range 19 East:
 236
 237 All of Section 5, Township 35 South, Range 19 East;
 238
 239 Less:
 240
 241 Right-of-way for Lakewood Ranch Boulevard, as recorded
 242 in Official Record Book 1429, Page 3703 Public Records
 243 of Manatee County, Florida;
 244
 245 Less:
 246
 247 A portion of premises described in Warranty Deed to
 248 the County of Manatee, recorded in Official Record
 249 Book 1540, Page 7900 of said Public Records
 250
 251 Less:

252
 253 Road right-of-way for Pope Road, recorded in Road Plat
 254 Book 8, Pages 138 through 152

255
 256 Section 6, Township 35 South, Range 19 East:

257
 258 That portion of Section 6, Township 35 South, Range 19
 259 East, lying easterly of east line of the "Manatee
 260 County Landfill", as described in Special Warranty
 261 Deed to Manatee County, recorded in Official Record
 262 Book 1166, Page 3590, Public Records of Manatee
 263 County, Florida;

264
 265 Less:

266
 267 Right-of-way for Lakewood Ranch Boulevard, as recorded
 268 in Official Record Book 1429, Page 3703 Public Records
 269 of Manatee County, Florida;

270
 271 Less:

272
 273 A portion of premises described in Warranty Deed to
 274 the County of Manatee, recorded in Official Record
 275 Book 1540, Page 7900 of said Public Records

276
 277 Section 7, Township 35 South, Range 19 East:

278

279 That portion of Section 7, Township 35 South, Range 19
 280 East, lying easterly of the easterly right-of-way line
 281 of Lakewood Ranch Boulevard, as recorded in Official
 282 Record Book 1429, Page 3703 Public Records of Manatee
 283 County, Florida;

284
 285 Also:

286
 287 That portion of Section 7, Township 35 South, Range 19
 288 East, lying southerly of the "Manatee County
 289 Landfill", as described in Special Warranty Deed to
 290 Manatee County, recorded in Official Record Book 1166,
 291 Page 3590, of said Public Records and northerly of the
 292 southerly line of the proposed 44th Avenue, said 44th
 293 Avenue being more particularly described as follows:

294
 295 LEGAL DESCRIPTION OF PROPOSED 44 AVENUE RIGHT-OF-WAY
 296 (as prepared by the certifying Surveyor and Mapper):

297
 298 A tract lying in Sections 7 and 8, Township 35 South,
 299 Range 19 East, Manatee County, Florida and described
 300 as follows:

301
 302 Commence at the southwest corner of the North 1/2 of
 303 Section 17, Township 35 South, Range 19 East, also
 304 being the Southeast corner of the North 1/2 of Section
 305 18, Township 35 South, Range 19 East; thence
 306 S.89°34'40"E., along the South line of the North 1/2

307 of said Section 17, a distance of 187.55 feet to the
308 intersection with the Westerly Right-of-way of
309 Lakewood Ranch Boulevard (formerly Upper Manatee River
310 Road Extension), a 120-foot wide public right-of-way
311 as recorded in Official Record Book 1429, Page 3703 of
312 the Public Records of Manatee County, Florida, said
313 point being on the arc of a curve to the right, whose
314 radius point lies N.63°58'46"E., a radial distance of
315 2310.00 feet; thence run northwesterly, along said
316 westerly right-of-way for the following five calls;
317 thence along the arc of said curve, through a central
318 angle of 23°42'37", a distance of 955.93 feet to the
319 point of tangency of said curve; thence N.02°18'37"W.,
320 a distance of 1736.20 feet to the intersection with
321 the common section line to Sections 7 and 18, Township
322 35 South, Range 19 East, said point lying
323 N.88°45'31"W., 141.64 feet from the section corner
324 common to said Sections 7 and 18; thence continue
325 N.02°18'37"W., a distance of 339.27 feet to the point
326 of curvature of a curve to the right, having a radius
327 of 4060.00 feet and a central angle of 06°59'18";
328 thence run Northerly along the arc of said curve, a
329 distance of 495.20 feet to the point of tangency of
330 said curve; thence N.04°40'41"E., a distance of
331 2,624.25 feet to the point of curvature of a curve to
332 the left having a radius of 1,940.00 feet and a
333 central angle of 26°40'32"; thence northerly along the
334 arc of said curve, an arc length of 903.21 feet to the

335 POINT OF BEGINNING; thence S.68°00'09"W., a distance
336 of 15.00 feet to a point on a curve to the left, of
337 which the radius point lies S.68°00'09"W., a radial
338 distance of 50.00 feet; thence northwesterly along the
339 arc of said curve, through a central angle of
340 83°34'33", an arc length of 72.93 feet to the point of
341 tangency of said curve; thence S.74°25'37"W., a
342 distance of 54.55 feet to the point of curvature of a
343 curve to the right having a radius of 2,952.50 feet
344 and a central angle of 12°46'49"; thence westerly
345 along the arc of said curve, an arc length of 658.58
346 feet to the end of said curve; thence N.02°47'34"W.,
347 along a line radial to the last described curve, a
348 distance of 12.50 feet to the point of curvature of a
349 non-tangent curve to the right, of which the radius
350 point lies N.02°47'34"W., a radial distance of
351 2,940.00 feet; thence westerly along the arc of said
352 curve, through a central angle of 24°02'05", an arc
353 length of 1,233.29 feet to the point of reverse
354 curvature of a curve to the left having a radius of
355 2,790.00 feet and a central angle of 31°26'50"; thence
356 westerly along the arc of said curve, a distance of
357 1,531.31 feet to the point of reverse curvature of a
358 curve to the right having a radius of 2,940.00 feet
359 and a central angle of 15°52'03"; thence westerly
360 along the arc of said curve, a distance of 814.20 feet
361 to the northerly line of a 50-foot wide gas line
362 easement as recorded in Official Record Book 27, Page

363 220 and Official Record Book 396, Page 91 said public
364 records; thence N.59°42'53"E., along said northerly
365 line, a distance of 270.14 feet to the point of
366 curvature of a non-tangent curve to the left, of which
367 the radius point lies N.01°10'01"E., a radial distance
368 of 2,790.00 feet; thence easterly along the arc of
369 said curve, through a central angle of 11°22'19", an
370 arc length of 553.75 feet to the point of reverse
371 curvature of a curve to the right having a radius of
372 2,940.00 feet and a central angle of 31°26'50"; thence
373 easterly along the arc of said curve, a distance of
374 1,613.64 feet to the point of reverse curvature of a
375 curve to the left having a radius of 2,790.00 feet and
376 a central angle of 24°02'05"; thence easterly along
377 the arc of said curve, a distance of 1,170.37 feet to
378 the end of said curve; thence N.02°47'34"W., a
379 distance of 12.50 feet to the point of curvature of a
380 non-tangent curve to the left, of which the radius
381 point lies N.02°47'34"W., a radial distance of
382 2,777.50 feet; thence easterly along the arc of said
383 curve, through a central angle of 12°46'49", an arc
384 length of 619.55 feet to the point of tangency of said
385 curve; thence N.74°25'37"E., a distance of 12.28 feet
386 to the point of curvature of a curve to the left
387 having a radius of 50.00 feet and a central angle of
388 55°27'02"; thence northeasterly along the arc of said
389 curve, an arc length of 48.39 feet to a point on the
390 south line of Manatee County Pond Site Number 5, as

391 recorded in Official Record Book 1528, Page 7481 said
392 public records; thence S.87°35'31"E., along a line
393 non-tangent to the last described curve, being the
394 south line of said Pond Site Number 5, a distance of
395 30.72 feet to the westerly right-of-way line of the
396 aforementioned Lakewood Ranch Boulevard and the point
397 of curvature of a non-tangent curve to the left, of
398 which the radius point lies N.66°15'14"E., a radial
399 distance of 1,560.00 feet; the following 2 calls are
400 along said westerly right-of-way line; thence
401 southeasterly along the arc of said curve, through a
402 central angle of 02°50'31", an arc length of 77.38
403 feet to the point of reverse curvature of a curve to
404 the right having a radius of 1,940.00 feet and a
405 central angle of 04°35'26"; thence southeasterly along
406 the arc of said curve, a distance of 155.44 feet to
407 the POINT OF BEGINNING.

408
409 Said tract contains 650,151 square feet or 14.9254
410 acres, more or less.

411
412 Also:

413
414 A tract of land lying in Sections 7 and 8, Township 35
415 South, Range 19 East, Manatee County, Florida and
416 described as follows:

417

418 Commence at the Southeast corner of Section 7,
 419 Township 35 South, Range 19 East; thence
 420 S.89°34'35"E., a distance of 4,650.84 feet; thence
 421 N.00°25'25"E., a distance of 1,889.17 feet; thence
 422 S82°55'49"W, 912.79 feet to a point of curvature;
 423 Thence 1,287.78 feet along the arc of said curve to
 424 the left through a central angle of 34°25'49", said
 425 curve having a radius of 2,143.00 feet and being
 426 subtended by a chord which bears S65°42'55"W, 1,268.49
 427 feet to a point of reverse curvature; Thence 1,575.57
 428 feet along the arc of a curve to the right through a
 429 central angle of 44°37'25", said curve having a radius
 430 of 2,023.00 feet and being subtended by a chord which
 431 bears S70°48'42"W, 1,536.04 feet to the point of
 432 tangency of said curve; Thence N86°52'35"W, 1,131.57
 433 feet to a point of curvature; Thence 79.90 feet along
 434 the arc of said curve to the right through a central
 435 angle of 91°33'16", said curve having a radius of
 436 50.00 feet and being subtended by a chord which bears
 437 N41°05'57"W, 71.66 feet to the point of tangency of
 438 said curve; said point being a point on the east line
 439 of Lakewood Ranch Boulevard as recorded in Official
 440 Record Book 1443, Page 4980 of the Public Records of
 441 Manatee County, Florida; thence along said east line
 442 of Lakewood Ranch Boulevard, N04°40'41"E, 1649.57
 443 feet; Thence N85°19'19"W, 120.00 feet to an
 444 intersection with the west line of said Lakewood Ranch
 445 Boulevard and the POINT OF BEGINNING; Thence

446 S86°50'17" W, 227.27 feet; Thence S40°02'37"W, 121.13
 447 feet; Thence S28°36'43"W, 108.34 feet; Thence
 448 S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21
 449 feet; Thence N22°59'39"W, 32.80 feet; Thence
 450 S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43
 451 feet; Thence S21°03'16"W, 42.67 feet; Thence
 452 S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83
 453 feet; Thence S26°29'07"W, 28.22 feet; Thence
 454 S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26
 455 feet; Thence N63°20'21"W, 61.49 feet; Thence
 456 N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79
 457 feet; Thence N88°21'13"W, 70.97 feet; Thence
 458 N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46
 459 feet; Thence N27°44'24"E, 782.09 feet; Thence
 460 N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45
 461 feet to a point on the arc of a curve; Thence 552.19
 462 feet along the arc of said curve to the left through a
 463 central angle of 10°42'56", said curve having a radius
 464 of 2,952.50 feet and being subtended by a chord which
 465 bears N79°47'05"E, 551.38 feet to the point of
 466 tangency of said curve; Thence N74°25'37"E, 69.64 feet
 467 to a point of curvature; Thence 72.98 feet along the
 468 arc of said curve to the right through a central angle
 469 of 83°37'55", said curve having a radius of 50.00 feet
 470 and being subtended by a chord which bears
 471 S63°45'26"E, 66.67 feet to a point of compound
 472 curvature; Thence 901.48 feet along the arc of said
 473 curve to the right through a central angle of

474 26°37'27", said curve having a radius of 1,940.00 feet
 475 and being subtended by a chord which bears
 476 S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22
 477 feet to the POINT OF BEGINNING.

478
 479 Containing 39.281 acres, more or less.

480
 481 Less:

482
 483 Right-of-way for Lakewood Ranch Boulevard, as recorded
 484 in Official Record Book 1429, Page 3703 Public Records
 485 of Manatee County, Florida;

486
 487 Less:

488
 489 A portion of premises described in Warranty Deed to
 490 the County of Manatee, recorded in Official Record
 491 Book 1528, Page 7481 and Corrective Warranty Deed
 492 recorded in Official Record Book 1540, Page 7918
 493 Public Records of Manatee County, Florida;

494
 495 Section 8, Township 35 South, Range 19 East:

496
 497 All of Section 8, Township 35 South, Range 19 East;

498
 499 Less:

500

501 Right-of-way for Lakewood Ranch Boulevard, as recorded
 502 in Official Record Book 1429, Page 3703 Public Records
 503 of Manatee County, Florida;

504
 505 Less:

506
 507 A portion of premises described in Warranty Deed to
 508 the County of Manatee, recorded in Official Record
 509 Book 1528, Page 7481 and Corrective Warranty Deed
 510 recorded in Official Record Book 1540, Page 7918
 511 Public Records of Manatee County, Florida;

512
 513 Section 9, Township 35 South, Range 19 East:

514
 515 All of Section 9, Township 35 South, Range 19 East;

516
 517 Section 10, Township 35 South, Range 19 East:

518
 519 The north half and the southeast quarter of Section
 520 10, Township 35 South, Range 19 East;

521
 522 Less:

523
 524 Road right-of-way for Lorraine Road;

525
 526 Section 11, Township 35 South, Range 19 East:

527
 528 All of Section 11, Township 35 South, Range 19 East;

529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555

Section 12, Township 35 South, Range 19 East:

All of Section 12, Township 35 South, Range 19 East;

Section 13, Township 35 South, Range 19 East:

All of Section 13, Township 35 South, Range 19 East;

Section 14, Township 35 South, Range 19 East:

All of Section 14, Township 35 South, Range 19 East;

Section 15, Township 35 South, Range 19 East:

The east-half, the Southwest quarter of the northwest
quarter, the southeast quarter of the southwest
quarter, and the northeast quarter of the southwest
quarter of Section 15, Township 35 South, Range 19
East;

Less:

Road right-of-way for Lorraine Road and State Road 70;

Less:

556 The northeast quarter of the southwest quarter of the
 557 northwest quarter of Section 15, Township 35 South,
 558 Range 19 East;

559
 560 Less:

561
 562 The east 66 feet of the northwest quarter of the
 563 southwest quarter of the northwest quarter of Section
 564 15, Township 35 South, Range 19 East, described in
 565 Warranty Deed to Clive and Judith Morris, recorded in
 566 Official Record Book 1574, Page 2146;

567
 568 Less:

569
 570 Premises described in Special Warranty Deed to Peace
 571 River Electric Cooperative, Inc. described in Official
 572 Record Book 1542, Page 5178;

573
 574 Less:

575
 576 Premises described in Special Warranty Deed to Peace
 577 River Electric Cooperative, Inc. described in Official
 578 Record Book 1747, Page 6675;

579
 580 Less:

581

582 That part included in the plat of Crawley Substation
 583 Roadway, recorded in Plat Book 43, Pages 84 and 85
 584 Public Records of Manatee County, Florida;
 585
 586 Less:
 587
 588 Fire House Site
 589
 590 COMMENCE at a concrete monument found marking the
 591 occupied northwest corner of the southwest 1/4 of
 592 Section 15, Township 35 South, Ranch 19 East; thence
 593 S89°31'12"E, along the occupied north line of said
 594 southwest 1/4, a distance of 1343.23 ft. to the
 595 intersection with the west line of the northeast 1/4
 596 of said southwest 1/4; thence S00°04'29"E, along said
 597 west line, a distance of 1281.86 ft., thence
 598 S87°56'19"E, a distance of 1049.55 ft. for a POINT OF
 599 BEGINNING, said point lying on the northerly right-of-
 600 way of 59th Avenue East, a 100 ft. wide public right-
 601 of-way as shown on "Crawley Substation Roadway", a
 602 roadway plat as recorded in Plat Book 43, Pages 84 and
 603 85, Public Records of Manatee County, Florida; thence
 604 continue S87°56'19"E, along said northerly right-of-
 605 way, a distance of 398.37 ft. to the intersection with
 606 the westerly line of that certain parcel of land as
 607 described and recorded in Official Records Book 1542,
 608 Page 5178, said Public Records; thence N00°25'16"W,
 609 along said westerly line, a distance of 547.23 ft.;

HB 1235

2009

610 thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a
 611 distance of 547.23 ft. to the POINT OF BEGINNING,
 612 being and lying in Section 15, Township 35 South,
 613 Range 19 East, Manatee County, Florida.

614
 615 Containing 5.00 acres, more or less.

616
 617 Section 16, Township 35 South, Range 19 East:

618
 619 All of Section 16, Township 35 South, Range 19 East;

620
 621 Less:

622
 623 Road right-of-way for State Road 70;

624
 625 Less:

626
 627 Road right-of-way for Pope Road

628
 629 Less:

630
 631 Premises described in Warranty Deed to the State of
 632 Florida Department of Transportation, recorded in
 633 Official Record Book 1915, Page 5768 Public Records of
 634 Manatee County, Florida;

635
 636 Less:

637

638 Premises described in Warranty Deed to Covered Bridge
 639 Holdings III, LLC, recorded in Official Record Book
 640 1970, Page 707 Public Records of Manatee County,
 641 Florida;

642
 643 Less:

644
 645 Premises described in Warranty Deed to the Diocese of
 646 Venice, recorded in Official Record Book 1451, Page
 647 964, less premises conveyed to SMR 70, North 70, LLC,
 648 in Special Warranty Deed, recorded in Official Record
 649 Book 1928, Page 3315;

650
 651 Less:

652
 653 Premises described in Special Warranty Deed to the
 654 Diocese of Venice, recorded in Official Record Book
 655 1928, Page 3321 Public Records of Manatee County,
 656 Florida;

657
 658 Section 17, Township 35 South, Range 19 East:

659
 660 All of Section 17, Township 35 South, Range 19 East,
 661 lying east of the right-of-way of Lakewood Ranch
 662 Boulevard, as recorded in Official Record Book 1429,
 663 Page 3703 Public Records of Manatee County, Florida;

664
 665 Less:

666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692

Road right-of-way for State Road 70;

Less:

Premises described in Warranty Deed to the State of
Florida Department of Transportation, recorded in
Official Record Book 1915, Page 5768 Public Records of
Manatee County, Florida;

Less:

A portion of premises described in Warranty Deed to
the County of Manatee, recorded in Official Record
Book 1528, Page 7481 and Corrective Warranty Deed
recorded in Official Record Book 1540, Page 7918
Public Records of Manatee County, Florida;

Section 18, Township 35 South, Range 19 East:

All of Section 18, Township 35 South, Range 19 East,
lying east of the right-of-way of Lakewood Ranch
Boulevard, as recorded in Official Record Book 1429,
Page 3703 Public Records of Manatee County, Florida;

Section 22, Township 35 South, Range 19 East:

693 That portion of Section 22, Township 35 South, Range
 694 19 East, lying northerly of the northerly right-of-way
 695 line of State Road 70;

696
 697 Also:

698
 699 That portion of Sections 22, 23 and 27, lying within
 700 the following described property:

701
 702 DESCRIPTION (Proposed Braden River Mitigation Bank)

703
 704 A tract of land lying in Sections 22, 23 and 27,
 705 Township 35 South, Range 19 East, Manatee County,
 706 Florida and described as follows:

707
 708 Commence at the northwest corner of Section 21,
 709 Township 35 South, Range 19 East; thence S.89°24'47"E.
 710 along the north line of said Section 21, a distance of
 711 5379.98 feet to the northwest corner of said Section
 712 22; thence S.00°30'23" W. along the west line of said
 713 Section 22, a distance of 134.20 feet to a point on
 714 the southerly Right-of-way line of State Road 70; the
 715 following 4 calls are along said southerly right-of-
 716 way line; thence S.89°19'57"E., a distance of 521.35
 717 feet; thence S.89°21'15"E., a distance of 3,754.54
 718 feet to the point of curvature of a curve to the right
 719 having a radius of 1,777.86 feet and a central angle
 720 of 34°24'33"; thence easterly along the arc of said

721 curve, an arc length of 1,067.70 feet to the point of
722 tangency of said curve; thence S.54°56'41"E., a
723 distance of 821.49 feet to the POINT OF BEGINNING;
724 thence continue S.54°56'41"E. along the above
725 mentioned southerly right-of-way line, a distance of
726 4,427.83 feet; thence S.15°00'00"W., a distance of
727 701.34 feet; thence N.71°00'00"W., a distance of
728 2,270.00 feet; thence S.45°00'00"W., a distance of
729 65.00 feet; thence S.00°00'00"W., a distance of 395.00
730 feet; thence S.86°30'00"W., a distance of 1,250.00
731 feet; thence S.00°00'00"W., a distance of 338.36 feet;
732 thence S.43°00'00"E., a distance of 155.00 feet;
733 thence S.00°00'00"W., a distance of 150.00 feet;
734 thence S.59°56'21"W., a distance of 110.00 feet;
735 thence N.63°00'00"W., a distance of 306.73 feet;
736 thence N.10°00'00"W., a distance of 299.62 feet;
737 thence S.89°37'37"W., a distance of 301.32 feet;
738 thence S.72°00'46"W., a distance of 368.15 feet;
739 thence S.48°06'41"W., a distance of 169.68 feet;
740 thence N.08°37'00"E., a distance of 159.00 feet;
741 thence N.57°02'56"E., a distance of 594.02 feet;
742 thence N.07°52'51"W., a distance of 27.87 feet; thence
743 N.61°22'29"W., a distance of 167.29 feet; thence
744 N.83°56'09"W., a distance of 103.18 feet; thence
745 S.85°40'21"W., a distance of 75.29 feet; thence
746 S.44°35'18"W., a distance of 66.94 feet; thence
747 S.82°54'53"W., a distance of 86.64 feet; thence
748 S.48°07'08"W., a distance of 74.53 feet; thence

749 S.26°33'46"W., a distance of 49.90 feet; thence
 750 S.39°24'11"W., a distance of 50.01 feet to a point on
 751 the northerly line of a Conservation Easement as
 752 recorded in the Official Records Book 1524, Page 5098
 753 of the Public Records of Manatee County, Florida; the
 754 following 15 calls are along the northerly and
 755 westerly lines of said Conservation Easement; thence
 756 S.63°06'49"W., a distance of 38.30 feet; thence
 757 S.30°38'41"W., a distance of 53.69 feet; thence
 758 S.68°49'15"W., a distance of 91.30 feet; thence
 759 S.51°14'32"W., a distance of 68.98 feet; thence
 760 S.76°31'40"W., a distance of 62.88 feet; thence
 761 S.45°09'35"W., a distance of 35.02 feet; thence
 762 S.36°11'14"E., a distance of 48.92 feet; thence
 763 S.18°26'10"E., a distance of 45.74 feet; thence
 764 S.09°12'08"W., a distance of 19.73 feet; thence
 765 S.32°09'14"E., a distance of 76.50 feet; thence
 766 S.07°27'24"E., a distance of 35.67 feet; thence
 767 S.29°09'12"E., a distance of 41.08 feet; thence
 768 S.11°37'55"E., a distance of 49.89 feet; thence
 769 S.51°55'08"E., a distance of 29.11 feet; thence
 770 S.67°03'11"E., a distance of 66.38 feet; thence
 771 N.66°35'24"E., a distance of 31.03 feet; thence
 772 S.45°47'43"E., a distance of 148.54 feet; thence
 773 S.18°48'41"W., a distance of 163.72 feet; thence
 774 S.82°50'11"W., a distance of 81.44 feet; thence
 775 N.69°18'50"W., a distance of 147.54 feet; thence
 776 N.16°28'56"W., a distance of 96.10 feet; thence

777 N.07°30'43"W., a distance of 141.37 feet; thence
778 S.65°00'00"W., a distance of 1,078.77 feet; thence
779 S.83°00'00"W., a distance of 630.49 feet; thence
780 S.62°15'00"W., a distance of 585.88 feet; thence
781 S.55°30'00"W., a distance of 859.04 feet; thence
782 S.35°00'00"W., a distance of 453.13 feet; thence
783 S.69°00'00"W., a distance of 637.50 feet; thence
784 N.65°15'00"W., a distance of 464.25 feet; thence
785 N.35°51'00"W., a distance of 385.00 feet; thence
786 N.83°00'00"W., a distance of 137.04 feet to the point
787 of curvature of a non-tangent curve to the left, of
788 which the radius point lies S.85°59'50"W., a radial
789 distance of 6,090.00 feet; thence northerly along the
790 arc of said curve, through a central angle of
791 00°49'46", an arc length of 88.17 feet to the point of
792 tangency of said curve; thence N.00°51'26"E., a
793 distance of 490.58 feet; thence N.00°30'20"E., a
794 distance of 355.33 feet to the point of curvature of a
795 curve to the right having a radius of 2,880.00 feet
796 and a central angle of 07°28'45"; thence northerly
797 along the arc of said curve, an arc length of 375.94
798 feet to the end of said curve; thence S.67°11'02"E.
799 non-radial to the last described curve, a distance of
800 629.23 feet; thence S.81°49'22"E., a distance of
801 263.52 feet; thence N.80°03'53"E., a distance of
802 275.24 feet; thence N.69°59'29"E., a distance of
803 317.24 feet; thence N.57°35'22"E., a distance of
804 178.26 feet; thence N.81°03'05"E., a distance of

805 234.09 feet; thence N.63°21'55"E., a distance of
 806 439.23 feet; thence N.44°11'27"E., a distance of
 807 241.21 feet; thence N.63°21'56"E., a distance of
 808 148.94 feet; thence N.74°49'49"E., a distance of
 809 163.40 feet; thence N.75°39'49"E., a distance of
 810 461.38 feet; thence N.52°24'58"E., a distance of
 811 284.05 feet; thence N.37°35'20"E., a distance of
 812 294.52 feet; thence N.33°58'26"E., a distance of
 813 687.37 feet; thence N.46°31'18"E., a distance of
 814 195.52 feet; thence N.76°15'16"E., a distance of
 815 235.33 feet; thence N.53°47'33"E., a distance of
 816 231.66 feet; thence N.15°20'53"E., a distance of
 817 147.34 feet; thence N.32°20'46"E., a distance of
 818 368.15 feet; thence S.83°51'29"E., a distance of
 819 332.08 feet; thence S.56°57'53"E., a distance of
 820 139.47 feet; thence N.35°53'49"E., a distance of
 821 417.52 feet; thence N.50°25'21"W., a distance of
 822 348.47 feet; thence N.00°06'50"E., a distance of
 823 135.65 feet; thence N.24°22'30"E., a distance of
 824 201.08 feet; thence N.61°14'22"E., a distance of
 825 113.08 feet; thence S.62°11'08"E., a distance of
 826 197.43 feet to the point of curvature of a curve to
 827 the right having a radius of 100.00 feet and a central
 828 angle of 88°54'40"; thence southerly along the arc of
 829 said curve, an arc length of 155.18 feet to the point
 830 of tangency of said curve; thence S.26°43'33"W., a
 831 distance of 224.96 feet; thence S.50°07'45"E., a
 832 distance of 125.37 feet; thence N.49°56'25"E., a

833 distance of 228.41 feet; thence N.08°47'40"E., a
 834 distance of 153.43 feet; thence N.38°13'49"W., a
 835 distance of 139.09 feet; thence N.11°59'28"E., a
 836 distance of 271.56 feet; thence N.37°00'30"E., a
 837 distance of 306.68 feet to the POINT OF BEGINNING.

838
 839 Said tract contains 15,214,335 square feet or 349.2731
 840 acres, more or less.

841
 842 Also:

843
 844 That portion of Sections 22 and 23, lying within the
 845 following described property:

846
 847 A tract of land lying in Section 22, Township 35
 848 South, Range 19 East, Manatee County, Florida and
 849 being more particularly described as follows:

850
 851 Commence at the southeast corner of Section 22,
 852 Township 35 South, Range 19 East; thence N.89°29'42"W.
 853 along the south line of said Section 22, 587.90 feet;
 854 thence N.00°30'18"E., perpendicular with said south
 855 line, a distance of 802.96 feet to the POINT OF
 856 BEGINNING; thence N.66°35'24"E., a distance of 31.03
 857 feet; thence S.45°47'43"E., a distance of 68.87 feet;
 858 thence N.22°15'45"E., a distance of 66.77 feet; thence
 859 N.21°25'53"E., a distance of 88.19 feet; thence
 860 N.08°37'00"E., a distance of 159.00 feet; thence

861 N.57°02'56"E., a distance of 594.02 feet; thence
 862 N.07°52'51"W., a distance of 27.87 feet; thence
 863 N.61°22'29"W., a distance of 167.29 feet; thence
 864 N.83°56'09"W., a distance of 103.18 feet; thence
 865 S.85°40'21"W., a distance of 75.29 feet; thence
 866 S.44°35'18"W., a distance of 66.94 feet; thence
 867 S.82°54'53"W., a distance of 86.64 feet; thence
 868 S.48°07'08"W., a distance of 74.53 feet; thence
 869 S.26°33'46"W., a distance of 49.90 feet; thence
 870 S.39°24'11"W., a distance of 50.01 feet to a point on
 871 the northerly line of a Conservation Easement as
 872 recorded in the Official Records Book 1524, Page 5098
 873 of the Public Records of Manatee County, Florida; the
 874 following 15 calls are along the northerly and
 875 westerly lines of said Conservation Easement; thence
 876 S.63°06'49"W., a distance of 38.30 feet; thence
 877 S.30°38'41"W., a distance of 53.69 feet; thence
 878 S.68°49'15"W., a distance of 91.30 feet; thence
 879 S.51°14'32"W., a distance of 68.98 feet; thence
 880 S.76°31'40"W., a distance of 62.88 feet; thence
 881 S.45°09'35"W., a distance of 35.02 feet; thence
 882 S.36°11'14"E., a distance of 48.92 feet; thence
 883 S.18°26'10"E., a distance of 45.74 feet; thence
 884 S.09°12'08"W., a distance of 19.73 feet; thence
 885 S.32°09'14"E., a distance of 76.50 feet; thence
 886 S.07°27'24"E., a distance of 35.67 feet; thence
 887 S.29°09'12"E., a distance of 41.08 feet; thence
 888 S.11°37'55"E., a distance of 49.89 feet; thence

889 S.51°55'08"E., a distance of 29.11 feet; thence
 890 S.67°03'11"E., a distance of 66.38 feet to the POINT
 891 OF BEGINNING.

892
 893 Said tract contains 249,186 square feet or 5.7205
 894 acres, more or less.

895
 896 Section 23, Township 35 South, Range 19 East:

897
 898 That portion of Section 23, Township 35 South, Range
 899 19 East, lying north of State Road 70;

900
 901 Also:

902
 903 That portion of Section 23, Township 35 South, Range
 904 19 East, lying southerly of the right-of-way line for
 905 State Road 70, easterly of premises described in
 906 Special Warranty Deed to Sarasota Development, L.L.C.,
 907 recorded in Official Record Book 1892, Page 750 of
 908 said Public Records and easterly of the (Proposed
 909 Braden River Mitigation Bank), described above;

910
 911 Section 24, Township 35 South, Range 19 East:

912
 913 All of Section 24, Township 35 South, Range 19 East;

914
 915 Less:

916

917 Right-of-way for State Road 70;
 918
 919 Section 25, Township 35 South, Range 19 East:
 920
 921 All of Section 25, Township 35 South, Range 19 East;
 922
 923 Less:
 924
 925 Right-of-way for State Road 70;
 926
 927 Section 26, Township 35 South, Range 19 East:
 928
 929 All of Section 26, Township 35 South, Range 19 East;
 930
 931 Less:
 932
 933 Premises described in Special Warranty Deed to
 934 Sarasota Development, L.L.C., recorded in Official
 935 Record Book 1892, Page 750 Public Records of Manatee
 936 County, Florida;
 937
 938 Less:
 939
 940 Premises described in Memorandum of Purchase Option
 941 Agreement, recorded in Official Record Book 1892, Page
 942 776 Public Records of Manatee County, Florida;
 943
 944 Section 27, Township 35 South, Range 19 East:

945
 946 All of Section 27, lying southerly of the Phase 2
 947 Parcel, described in Memorandum of Purchase Option
 948 Agreement, recorded in Official Record Book 1892, Page
 949 776 of said Public Records and Phase 1 Parcel and
 950 Entry Road Parcel, described in Special Warranty Deed
 951 to Sarasota Development, L.L.C., recorded in Official
 952 Record Book 1892, Page 750 Public Records of Manatee
 953 County, Florida;

954
 955 Less:

956
 957 Right-of-way for Lorraine Road;

958
 959 Section 34, Township 35 South, Range 19 East:

960
 961 All of Section 34, Township 35 South, Range 19 East,
 962 lying easterly of the east right-of-way line of
 963 Lorraine Road;

964
 965 Less:

966
 967 Premises described in Special Warranty Deed to The
 968 School Board of Manatee County, recorded in Official
 969 Record Book 1959, Page 2350 Public Records of Manatee
 970 County, Florida; (School Site J)

971
 972 Less:

973
 974 Premises described in Special Warranty Deed to the
 975 Diocese of Venice, recorded in Official Record Book
 976 1532, Page 5848, Less and except premises described in
 977 Special Warranty Deed to Schoreder-Manatee Ranch,
 978 Inc., recorded in Official Record Book 1928, Page 3242
 979 of said Public Records:

980
 981 Less:

982
 983 Premises described in Special Warranty Deed to the
 984 Diocese of Venice, recorded in Official Record Book
 985 1928, Page 3248 Public Records of Manatee County,
 986 Florida;

987
 988 Less:

989
 990 Premises described in Corrective Warranty Deed to
 991 Harvest United Methodist Church, Inc., recorded in
 992 Official Record Book 1747, Page 777 of said Public
 993 Records:

994
 995 Section 35, Township 35 South, Range 19 East:

996
 997 All of Section 35, Township 35 South, Range 19 East;

998
 999 Section 36, Township 35 South, Range 19 East:

1000

1001 All of Section 36, Township 35 South, Range 19 East;
 1002
 1003 Section 1, Township 36 South, Range 19 East:
 1004
 1005 All of Section 1, Township 36 South, Range 19 East;
 1006
 1007 Section 2, Township 36 South, Range 19 East:
 1008
 1009 All of Section 2, Township 36 South, Range 19 East;
 1010
 1011 Section 3, Township 36 South, Range 19 East:
 1012
 1013 All of Section 3, Township 36 South, Range 19 East;
 1014
 1015 Less:
 1016
 1017 Premises described in Special Warranty Deed to Polo
 1018 Ranches of Sarasota, Inc., recorded in Official Record
 1019 Book 2602, Page 702 of the Public Records of Sarasota
 1020 County, Florida;
 1021
 1022 Less:
 1023
 1024 Premises described in Special Warranty Deed to Polo
 1025 Ranches of Sarasota, Inc., recorded in Official
 1026 Instrument Number 2000076164 of the Public Records of
 1027 Sarasota County, Florida;
 1028

1029 Section 4, Township 36 South, Range 19 East:
 1030
 1031 All of Section 4, Township 36 South, Range 19 East;
 1032
 1033 Less:
 1034
 1035 Premises described in Special Warranty Deed to Polo
 1036 Ranches of Sarasota, Inc., recorded in Official Record
 1037 Book 2602, Page 702 of the Public Records of Sarasota
 1038 County, Florida;
 1039
 1040 Less:
 1041
 1042 A portion of Premises described in Warranty Deed to
 1043 Out-of-Door Academy of Sarasota, Inc., recorded in
 1044 Official Record Book 2858, Page 189 of the Public
 1045 Records of Sarasota County, Florida
 1046
 1047 Section 5, Township 36 South, Range 19 East:
 1048
 1049 That portion of Section 5, Township 36 South, Range 19
 1050 East, lying east of premises described in Warranty
 1051 Deed to Out-of-Door Academy of Sarasota, Inc.,
 1052 recorded in Official Record Book 2858, Page 189 of the
 1053 Public Records of Sarasota County, Florida;
 1054
 1055 Also:
 1056

1057 That portion of Section 5, Township 36 South, Range 19
 1058 East, lying southerly of the following described
 1059 properties:

1060
 1061 Premises described in Warranty Deed to Out-of-Door
 1062 Academy of Sarasota, Inc., recorded in Official Record
 1063 Book 2858, Page 189 of the Public Records of Sarasota
 1064 County, Florida

1065
 1066 Lakewood Ranch Corporate Park, Unit 3C, recorded in
 1067 Plat Book 43, Page 34, Public Records of Sarasota
 1068 County, Florida;

1069
 1070 Lakewood Ranch Corporate Park, Unit 3B, recorded in
 1071 Plat Book 42, Page 30, Public Records of Sarasota
 1072 County, Florida;

1073
 1074 Lakewood Ranch Corporate Park, Unit 3A, recorded in
 1075 Plat Book 41, Page 19, Public Records of Sarasota
 1076 County, Florida;

1077
 1078 Lakewood Ranch Corporate Park, Unit 1, recorded in
 1079 Plat Book 38, Page 26, Public Records of Sarasota
 1080 County, Florida;

1081
 1082 Lakewood Ranch Corporate Park, Unit 4, Phase 1,
 1083 recorded in Plat Book 43, Page 22, Public Records of
 1084 Sarasota County, Florida;

1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112

Section 6, Township 36 South, Range 19 East:

That portion of Section 6, Township 36 South, Range 19 East, lying east of the right-of-way of Interstate 75 and south of the following described properties:

Lakewood Ranch Corporate Park, Unit 4, Phase 1, recorded in Plat Book 43, Page 22, Public Records of Sarasota County, Florida;

Lakewood Ranch Corporate Park, Unit 4, recorded in Plat Book 40, Page 37, Public Records of Sarasota County, Florida;

Lakewood Ranch Corporate Park, Unit 6, Phase 2, recorded in Plat Book 42, Page 23, Public Records of Sarasota County, Florida;

Less:

Premises described in Corporate Warranty Deed to Sarasota County, recorded in Official Record Instrument Number 2002146329, Public Records of Sarasota County, Florida;

Section 7, Township 36 South, Range 19 East:

1113 That portion of Section 7, Township 36 South, Range 19
 1114 East, lying east of the right-of-way of Interstate 75;

1115
 1116 Less:

1117
 1118 Premises described in Warranty Deed to Sarasota
 1119 County, recorded in Official Instrument Number
 1120 2004118447, Public Records of Sarasota County,
 1121 Florida;

1122
 1123 Less:

1124
 1125 Premises described in Corporate Warranty Deed to
 1126 Sarasota County, recorded in Official Record Book
 1127 2880, Page 1528, Public Records of Sarasota County,
 1128 Florida;

1129
 1130 Section 8, Township 36 South, Range 19 East:

1131
 1132 All of Section 8, Township 36 South, Range 19 East;

1133
 1134 Less:

1135
 1136 Premises described in Special Warranty Deed to Florida
 1137 Power & Light Company, recorded in Official Record
 1138 Book 2848, Page 77, Public Records of Sarasota County,
 1139 Florida;

1140

1141 Section 9, Township 36 South, Range 19 East:
 1142
 1143 All of Section 9, Township 36 South, Range 19 East;
 1144
 1145 Section 10, Township 36 South, Range 19 East:
 1146
 1147 All of Section 10, Township 36 South, Range 19 East;
 1148
 1149 Section 11, Township 36 South, Range 19 East:
 1150
 1151 All of Section 11, Township 36 South, Range 19 East;
 1152
 1153 Section 12, Township 36 South, Range 19 East:
 1154
 1155 All of Section 12, Township 36 South, Range 19 East;
 1156
 1157 Section 5, Township 36 South, Range 20 East:
 1158
 1159 The south half of Section 5, Township 36 South, Range
 1160 20 East;
 1161
 1162 Section 6, Township 36 South, Range 20 East:
 1163
 1164 All of Section 6, Township 36 South, Range 20 East;
 1165
 1166 Section 7, Township 36 South, Range 20 East:
 1167
 1168 All of Section 7, Township 36 South, Range 20 East;

1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196

Section 8, Township 36 South, Range 20 East:

All of Section 8, Township 36 South, Range 20 East;

Less:

A strip of land 50-feet wide, described as beginning at the southwest corner of Section 8, Township 36 South, Range 20 East, thence South 87°10'13" East, 511.24 feet for POINT OF BEGINNING; thence North 42°59'05" West to a point lying 50 feet north of the south line of Section 8; thence easterly along a line parallel to and 50 feet north of, the south line of Section 8 to a point lying 529.3 feet west of the east line of said Section 8; thence southwesterly 70.7 feet to point on south line of Section 8, lying 600 feet westerly of the southeast corner of Section 8; thence westerly along the south section line of said Section 8 to the POINT OF BEGINNING, lying and being in Section 8, Township 36 South, Range 20 East, Sarasota County, Florida.

CONTAINING A TOTAL AREA OF 23,055 ACRES, PLUS OR MINUS.

~~LEGAL DESCRIPTION. The metes and bounds legal description of the District, within which there are no~~

1197 ~~parcels of property owned by those who do not wish~~
 1198 ~~their property to be included within the District, is~~
 1199 ~~as follows:~~

1200
 1201 ~~Section 29, Township 34 South, Range 19 East:~~

1202
 1203 ~~That portion of Section 29, lying south of the right-~~
 1204 ~~of-way of State Road 64 and east of the record plat of~~
 1205 ~~Lakewood Ranch Commerce Park, Block C, recorded in~~
 1206 ~~Plat Book 38, Page 160 through 163 of the Public~~
 1207 ~~Records of Manatee County, Florida;~~

1208
 1209 ~~Section 31, Township 34 South, Range 19 East:~~

1210
 1211 ~~That portion of the southeast quarter of Section 31,~~
 1212 ~~lying east of Lakewood Ranch Boulevard, a 120-foot~~
 1213 ~~wide Public Right-of-Way, as recorded in Official~~
 1214 ~~Record Book 1429, Page 3703 Public Records of Manatee~~
 1215 ~~County, Florida; also that portion of the southeast~~
 1216 ~~quarter of said Section 31, lying west of said~~
 1217 ~~Lakewood Ranch Boulevard, south of Lakewood Ranch~~
 1218 ~~Commerce Park, Block B, recorded in Plat Book 36,~~
 1219 ~~Pages 71 through 77 of said Public Records and east of~~
 1220 ~~the east line of the "Manatee County Landfill" as~~
 1221 ~~described in Special Warranty Deed to Manatee County,~~
 1222 ~~recorded in Official Record Book 1166, Page 3590,~~
 1223 ~~Public Records of Manatee County, Florida;~~

1224

1225 ~~Section 32, Township 34 South, Range 19 East:~~
 1226
 1227 ~~That portion of the west half of Section 32, lying~~
 1228 ~~east of Lakewood Ranch Boulevard, a 120-foot wide~~
 1229 ~~Public Right-of-Way, as recorded in Official Record~~
 1230 ~~Book 1429, Page 3703 of said Public Records, less and~~
 1231 ~~except the record plat of Lakewood Ranch Commerce~~
 1232 ~~Park, Block C, recorded in Plat Book 38, Page 160~~
 1233 ~~through 163 of said Public Records, also less and~~
 1234 ~~except premises described in Special Warranty Deed to~~
 1235 ~~Lakewood Flex Properties Phase II, Inc, recorded in~~
 1236 ~~Official Record Book 1934, Page 5505 Public Records of~~
 1237 ~~Manatee County, Florida;~~

1238
 1239 ~~Also:~~

1240
 1241 ~~The west half of the southeast quarter of said Section~~
 1242 ~~32;~~

1243
 1244 ~~Also:~~

1245
 1246 ~~The southeast quarter of the southeast quarter of said~~
 1247 ~~Section 32, less and except premises described in~~
 1248 ~~Special warranty Deed to Ashton Associates of~~
 1249 ~~Sarasota, L.L.C., recorded in Official Record Book~~
 1250 ~~1888, Page 7567 Public Records of Manatee County,~~
 1251 ~~Florida;~~

1252

1253 ~~Also:~~

1254
 1255 ~~The northwest quarter of the northeast quarter lying~~
 1256 ~~south of State Road 64, less and except the east 100-~~
 1257 ~~feet described in Warranty Deed to John D. Taylor and~~
 1258 ~~Beverly J. Taylor, recorded in Official Record Book~~
 1259 ~~1331, Page 0041 Public Records of Manatee County,~~
 1260 ~~Florida;~~

1261
 1262 ~~Also:~~

1263
 1264 ~~That portion of the southwest quarter of the northeast~~
 1265 ~~quarter being more particularly described as follows:~~
 1266
 1267 ~~Begin at the northwest corner of the southwest quarter~~
 1268 ~~of the northeast quarter of said Section 32; thence~~
 1269 ~~east, 466.8 feet along north side of said 40 acre~~
 1270 ~~tract; thence south, 466.8 feet; thence west, 466.8~~
 1271 ~~feet to west line of 40 acre tract; thence north,~~
 1272 ~~466.8 feet to the POINT OF BEGINNING;~~

1273
 1274 ~~Also:~~

1275
 1276 ~~That part of the southwest quarter of the northeast~~
 1277 ~~quarter of Section 32, Township 34 South, Range 19~~
 1278 ~~East, described as follows: Commence at a concrete~~
 1279 ~~monument found marking the southwest corner of the~~
 1280 ~~southwest quarter of the northeast quarter of Section~~

1281 ~~32, Township 34 South, Range 19 East, as occupied by~~
 1282 ~~John D. Taylor & being the southwest corner of that~~
 1283 ~~certain parcel of land as described in Official Record~~
 1284 ~~Book 656 Page 103 of the Public Records of Manatee~~
 1285 ~~County, Florida, for a POINT OF BEGINNING; thence~~
 1286 ~~S.89°35'55"E., along the south line of said southeast~~
 1287 ~~quarter of northeast quarter, 290.77 feet; thence N.~~
 1288 ~~00° 42' 08"E., parallel with the west line of said~~
 1289 ~~southwest quarter of northeast quarter, 299.62 feet;~~
 1290 ~~thence N. 89°35'55"W. along the northerly line of said~~
 1291 ~~land described in Official Record Book 656 Page 103, a~~
 1292 ~~distance of 290.77 feet to the intersection with the~~
 1293 ~~west line of said southwest quarter of the northeast~~
 1294 ~~quarter; thence S.00°42'08"W., along the west line of~~
 1295 ~~said southwest quarter of the northeast quarter, a~~
 1296 ~~distance of 299.62 feet to the POINT OF BEGINNING,~~
 1297 ~~being & lying in the southwest quarter of the~~
 1298 ~~northeast quarter of Section 32, township 34 South,~~
 1299 ~~Range 19 East, Manatee County, Florida;~~

1300
 1301 ~~Section 33, Township 34 South, Range 19 East:~~

1302
 1303 ~~The east half, the northeast quarter of the northwest~~
 1304 ~~quarter, the northwest quarter of the northwest~~
 1305 ~~quarter, the southeast quarter of the northwest~~
 1306 ~~quarter, and the southwest quarter of the southwest~~
 1307 ~~quarter of Section 33, Township 34 South, Range 19~~
 1308 ~~East,~~

1309
 1310 ~~Less:~~
 1311
 1312 ~~Road right of way for State Road 64 and less that part~~
 1313 ~~of the above described property, lying north and east~~
 1314 ~~of said State Road 64 as described in Official Record~~
 1315 ~~Book 1095, Page 256;~~
 1316
 1317 ~~Less:~~
 1318
 1319 ~~Road right of way for Pope Road;~~
 1320
 1321 ~~Less:~~
 1322
 1323 ~~Premises described in Special Warranty Deed to Roy F.~~
 1324 ~~Green, recorded in Official Record Book 1752, Page~~
 1325 ~~4576;~~
 1326
 1327 ~~Less:~~
 1328
 1329 ~~Premises described in Special Warranty Deed to Trike~~
 1330 ~~Enterprises, Inc, recorded in Official Record Book~~
 1331 ~~1407, Page 3313 and Official Record Book 1752, Page~~
 1332 ~~2251;~~
 1333
 1334 ~~Less:~~
 1335

1336 ~~Premises described in Special Warranty Deed to Peoples~~
 1337 ~~Gas System, recorded in Official Record Book 1576,~~
 1338 ~~Page 4158;~~

1339
 1340 ~~Section 35, Township 34 South, Range 19 East:~~

1341
 1342 ~~The south half of the northeast quarter, and the east~~
 1343 ~~half of the southeast quarter of Section 35, Township~~
 1344 ~~34 South, Range 19 East;~~

1345
 1346 ~~Less:~~

1347
 1348 ~~Road right-of-way for State Road 64~~

1349
 1350 ~~Section 36, Township 34 South, Range 19 East:~~

1351
 1352 ~~The west half of the northeast quarter, the southeast~~
 1353 ~~quarter of the northeast quarter, the east half of the~~
 1354 ~~northwest quarter, and the south half of Section 36,~~
 1355 ~~Township 34 South, Range 19 East;~~

1356
 1357 ~~Less:~~

1358
 1359 ~~Road right-of-way for State Road 64~~

1360
 1361 ~~Section 1, Township 35 South, Range 19 East:~~

1362
 1363 ~~All of Section 1, Township 35 South, Range 19 East;~~

1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391

~~Less:~~

~~Road right of way for State Road 64~~

~~Section 2, Township 35 South, Range 19 East:~~

~~All of Section 2, Township 35 South, Range 19 East;~~

~~Less:~~

~~The northwest quarter of the northeast quarter, the north half of the northwest quarter, and road right of way for State Road 64;~~

~~Section 3, Township 35 South, Range 19 East:~~

~~The south half of the north half, the southeast quarter of the southwest quarter, and the southeast quarter of Section 3, Township 35 South, Range 19 East;~~

~~Less:~~

~~Road right of way for Lorraine Road~~

~~Section 4, Township 35 South, Range 19 East:~~

1392 ~~The northwest quarter of the northeast quarter, the~~
 1393 ~~south half of the northeast quarter, the east half of~~
 1394 ~~the northeast quarter of the northwest quarter, the~~
 1395 ~~southeast quarter of the northwest quarter, the south-~~
 1396 ~~half of the southwest quarter of the northwest~~
 1397 ~~quarter, the north half of the south half, the~~
 1398 ~~southeast quarter of the southwest quarter, and the~~
 1399 ~~south half of the southeast quarter of Section 4,~~
 1400 ~~Township 35 South, Range 19 East;~~

1401
 1402 ~~Less:~~

1403
 1404 ~~Premises described in Special Warranty Deed to~~
 1405 ~~Ellenton Fruit Company, recorded in Official Record~~
 1406 ~~Book 1472, Page 4620~~

1407
 1408 ~~Less:~~

1409
 1410 ~~Road right-of-way for Pope Road, recorded in Road Plat~~
 1411 ~~Book 8, Pages 138 through 152~~

1412
 1413 ~~Section 5, Township 35 South, Range 19 East:~~

1414
 1415 ~~All of Section 5, Township 35 South, Range 19 East;~~

1416
 1417 ~~Less:~~

1418

1419 ~~Right of way for Lakewood Ranch Boulevard, as recorded~~
 1420 ~~in Official Record Book 1429, Page 3703 Public Records~~
 1421 ~~of Manatee County, Florida;~~

1422
 1423 ~~Less:~~

1424
 1425 ~~A portion of premises described in Warranty Deed to~~
 1426 ~~the County of Manatee, recorded in Official Record~~
 1427 ~~Book 1540, Page 7900 of said Public Records~~

1428
 1429 ~~Less:~~

1430
 1431 ~~Road right-of-way for Pope Road, recorded in Road Plat~~
 1432 ~~Book 8, Pages 138 through 152~~

1433
 1434 ~~Section 6, Township 35 South, Range 19 East:~~

1435
 1436 ~~That portion of Section 6, Township 35 South, Range 19~~
 1437 ~~East, lying easterly of east line of the "Manatee~~
 1438 ~~County Landfill", as described in Special Warranty~~
 1439 ~~Deed to Manatee County, recorded in Official Record~~
 1440 ~~Book 1166, Page 3590, Public Records of Manatee~~
 1441 ~~County, Florida;~~

1442
 1443 ~~Less:~~

1444

1445 ~~Right of way for Lakewood Ranch Boulevard, as recorded~~
 1446 ~~in Official Record Book 1429, Page 3703 Public Records~~
 1447 ~~of Manatee County, Florida;~~

1448
 1449 ~~Less:~~

1450
 1451 ~~A portion of premises described in Warranty Deed to~~
 1452 ~~the County of Manatee, recorded in Official Record~~
 1453 ~~Book 1540, Page 7900 of said Public Records~~

1454
 1455 ~~Section 7, Township 35 South, Range 19 East:~~

1456
 1457 ~~That portion of Section 7, Township 35 South, Range 19~~
 1458 ~~East, lying easterly of the easterly right of way line~~
 1459 ~~of Lakewood Ranch Boulevard, as recorded in Official~~
 1460 ~~Record Book 1429, Page 3703 Public Records of Manatee~~
 1461 ~~County, Florida;~~

1462
 1463 ~~Also:~~

1464
 1465 ~~That portion of Section 7, Township 35 South, Range 19~~
 1466 ~~East, lying southerly of the "Manatee County~~
 1467 ~~Landfill", as described in Special Warranty Deed to~~
 1468 ~~Manatee County, recorded in Official Record Book 1166,~~
 1469 ~~Page 3590, of said Public Records and northerly of the~~
 1470 ~~southerly line of the proposed 44th Avenue, said 44th~~
 1471 ~~Avenue being more particularly described as follows:~~

1472

1473 ~~LEGAL DESCRIPTION OF PROPOSED 44 AVENUE RIGHT-OF-WAY~~
 1474 ~~(as prepared by the certifying Surveyor and Mapper):~~
 1475
 1476 ~~A tract lying in Sections 7 and 8, Township 35 South,~~
 1477 ~~Range 19 East, Manatee County, Florida and described~~
 1478 ~~as follows:~~
 1479
 1480 ~~Commence at the southwest corner of the North 1/2 of~~
 1481 ~~Section 17, Township 35 South, Range 19 East, also~~
 1482 ~~being the Southeast corner of the North 1/2 of Section~~
 1483 ~~18, Township 35 South, Range 19 East; thence~~
 1484 ~~S.89°34'40"E., along the South line of the North 1/2~~
 1485 ~~of said Section 17, a distance of 187.55 feet to the~~
 1486 ~~intersection with the Westerly Right-of-way of~~
 1487 ~~Lakewood Ranch Boulevard (formerly Upper Manatee River~~
 1488 ~~Road Extension), a 120-foot wide public right-of-way~~
 1489 ~~as recorded in Official Record Book 1429, Page 3703 of~~
 1490 ~~the Public Records of Manatee County, Florida, said~~
 1491 ~~point being on the arc of a curve to the right, whose~~
 1492 ~~radius point lies N.63°58'46"E., a radial distance of~~
 1493 ~~2310.00 feet; thence run northwesterly, along said~~
 1494 ~~westerly right-of-way for the following five calls;~~
 1495 ~~thence along the arc of said curve, through a central~~
 1496 ~~angle of 23°42'37", a distance of 955.93 feet to the~~
 1497 ~~point of tangency of said curve; thence N.02°18'37"W.,~~
 1498 ~~a distance of 1736.20 feet to the intersection with~~
 1499 ~~the common section line to Sections 7 and 18, Township~~
 1500 ~~35 South, Range 19 East, said point lying~~

1501 ~~N.88°45'31"W., 141.64 feet from the section corner~~
1502 ~~common to said Sections 7 and 18; thence continue~~
1503 ~~N.02°18'37"W., a distance of 339.27 feet to the point~~
1504 ~~of curvature of a curve to the right, having a radius~~
1505 ~~of 4060.00 feet and a central angle of 06°59'18";~~
1506 ~~thence run Northerly along the arc of said curve, a~~
1507 ~~distance of 495.20 feet to the point of tangency of~~
1508 ~~said curve; thence N.04°40'41"E., a distance of~~
1509 ~~2,624.25 feet to the point of curvature of a curve to~~
1510 ~~the left having a radius of 1,940.00 feet and a~~
1511 ~~central angle of 26°40'32"; thence northerly along the~~
1512 ~~arc of said curve, an arc length of 903.21 feet to the~~
1513 ~~POINT OF BEGINNING; thence S.68°00'09"W., a distance~~
1514 ~~of 15.00 feet to a point on a curve to the left, of~~
1515 ~~which the radius point lies S.68°00'09"W., a radial~~
1516 ~~distance of 50.00 feet; thence northwesterly along the~~
1517 ~~arc of said curve, through a central angle of~~
1518 ~~83°34'33", an arc length of 72.93 feet to the point of~~
1519 ~~tangency of said curve; thence S.74°25'37"W., a~~
1520 ~~distance of 54.55 feet to the point of curvature of a~~
1521 ~~curve to the right having a radius of 2,952.50 feet~~
1522 ~~and a central angle of 12°46'49"; thence westerly~~
1523 ~~along the arc of said curve, an arc length of 658.58~~
1524 ~~feet to the end of said curve; thence N.02°47'34"W.,~~
1525 ~~along a line radial to the last described curve, a~~
1526 ~~distance of 12.50 feet to the point of curvature of a~~
1527 ~~non-tangent curve to the right, of which the radius~~
1528 ~~point lies N.02°47'34"W., a radial distance of~~

1529 ~~2,940.00 feet; thence westerly along the arc of said~~
 1530 ~~curve, through a central angle of 24°02'05", an arc~~
 1531 ~~length of 1,233.29 feet to the point of reverse~~
 1532 ~~curvature of a curve to the left having a radius of~~
 1533 ~~2,790.00 feet and a central angle of 31°26'50"; thence~~
 1534 ~~westerly along the arc of said curve, a distance of~~
 1535 ~~1,531.31 feet to the point of reverse curvature of a~~
 1536 ~~curve to the right having a radius of 2,940.00 feet~~
 1537 ~~and a central angle of 15°52'03"; thence westerly~~
 1538 ~~along the arc of said curve, a distance of 814.20 feet~~
 1539 ~~to the northerly line of a 50-foot wide gas line~~
 1540 ~~easement as recorded in Official Record Book 27, Page~~
 1541 ~~220 and Official Record Book 396, Page 91 said public~~
 1542 ~~records; thence N.59°42'53"E., along said northerly~~
 1543 ~~line, a distance of 270.14 feet to the point of~~
 1544 ~~curvature of a non-tangent curve to the left, of which~~
 1545 ~~the radius point lies N.01°10'01"E., a radial distance~~
 1546 ~~of 2,790.00 feet; thence easterly along the arc of~~
 1547 ~~said curve, through a central angle of 11°22'19", an~~
 1548 ~~arc length of 553.75 feet to the point of reverse~~
 1549 ~~curvature of a curve to the right having a radius of~~
 1550 ~~2,940.00 feet and a central angle of 31°26'50"; thence~~
 1551 ~~easterly along the arc of said curve, a distance of~~
 1552 ~~1,613.64 feet to the point of reverse curvature of a~~
 1553 ~~curve to the left having a radius of 2,790.00 feet and~~
 1554 ~~a central angle of 24°02'05"; thence easterly along~~
 1555 ~~the arc of said curve, a distance of 1,170.37 feet to~~
 1556 ~~the end of said curve; thence N.02°47'34"W., a~~

1557 ~~distance of 12.50 feet to the point of curvature of a~~
 1558 ~~non-tangent curve to the left, of which the radius~~
 1559 ~~point lies N.02°47'34"W., a radial distance of~~
 1560 ~~2,777.50 feet; thence easterly along the arc of said~~
 1561 ~~curve, through a central angle of 12°46'49", an arc~~
 1562 ~~length of 619.55 feet to the point of tangency of said~~
 1563 ~~curve; thence N.74°25'37"E., a distance of 12.28 feet~~
 1564 ~~to the point of curvature of a curve to the left~~
 1565 ~~having a radius of 50.00 feet and a central angle of~~
 1566 ~~55°27'02"; thence northeasterly along the arc of said~~
 1567 ~~curve, an arc length of 48.39 feet to a point on the~~
 1568 ~~south line of Manatee County Pond Site Number 5, as~~
 1569 ~~recorded in Official Record Book 1528, Page 7481 said~~
 1570 ~~public records; thence S.87°35'31"E., along a line~~
 1571 ~~non-tangent to the last described curve, being the~~
 1572 ~~south line of said Pond Site Number 5, a distance of~~
 1573 ~~30.72 feet to the westerly right-of-way line of the~~
 1574 ~~aforementioned Lakewood Ranch Boulevard and the point~~
 1575 ~~of curvature of a non-tangent curve to the left, of~~
 1576 ~~which the radius point lies N.66°15'14"E., a radial~~
 1577 ~~distance of 1,560.00 feet; the following 2 calls are~~
 1578 ~~along said westerly right-of-way line; thence~~
 1579 ~~southeasterly along the arc of said curve, through a~~
 1580 ~~central angle of 02°50'31", an arc length of 77.38~~
 1581 ~~feet to the point of reverse curvature of a curve to~~
 1582 ~~the right having a radius of 1,940.00 feet and a~~
 1583 ~~central angle of 04°35'26"; thence southeasterly along~~

1584 ~~the arc of said curve, a distance of 155.44 feet to~~
 1585 ~~the POINT OF BEGINNING.~~

1586
 1587 ~~Said tract contains 650,151 square feet or 14.9254~~
 1588 ~~acres, more or less.~~

1589
 1590 **Also:**

1591
 1592 ~~A tract of land lying in Sections 7 and 8, Township 35~~
 1593 ~~South, Range 19 East, Manatee County, Florida and~~
 1594 ~~described as follows:~~

1595
 1596 ~~Commence at the Southeast corner of Section 7,~~
 1597 ~~Township 35 South, Range 19 East; thence~~
 1598 ~~S.89°34'35"E., a distance of 4,650.84 feet; thence~~
 1599 ~~N.00°25'25"E., a distance of 1,889.17 feet; thence~~
 1600 ~~S82°55'49"W, 912.79 feet to a point of curvature;~~
 1601 ~~Thence 1,287.78 feet along the arc of said curve to~~
 1602 ~~the left through a central angle of 34°25'49", said~~
 1603 ~~curve having a radius of 2,143.00 feet and being~~
 1604 ~~subtended by a chord which bears S65°42'55"W, 1,268.49~~
 1605 ~~feet to a point of reverse curvature; Thence 1,575.57~~
 1606 ~~feet along the arc of a curve to the right through a~~
 1607 ~~central angle of 44°37'25", said curve having a radius~~
 1608 ~~of 2,023.00 feet and being subtended by a chord which~~
 1609 ~~bears S70°48'42"W, 1,536.04 feet to the point of~~
 1610 ~~tangency of said curve; Thence N86°52'35"W, 1,131.57~~
 1611 ~~feet to a point of curvature; Thence 79.90 feet along~~

1612 ~~the arc of said curve to the right through a central~~
 1613 ~~angle of 91°33'16", said curve having a radius of~~
 1614 ~~50.00 feet and being subtended by a chord which bears~~
 1615 ~~N41°05'57"W, 71.66 feet to the point of tangency of~~
 1616 ~~said curve; said point being a point on the east line~~
 1617 ~~of Lakewood Ranch Boulevard as recorded in Official~~
 1618 ~~Record Book 1443, Page 4980 of the Public Records of~~
 1619 ~~Manatee County, Florida; thence along said east line~~
 1620 ~~of Lakewood Ranch Boulevard, N04°40'41"E, 1649.57~~
 1621 ~~feet; Thence N85°19'19"W, 120.00 feet to an~~
 1622 ~~intersection with the west line of said Lakewood Ranch~~
 1623 ~~Boulevard and the POINT OF BEGINNING; Thence~~
 1624 ~~S86°50'17" W, 227.27 feet; Thence S40°02'37"W, 121.13~~
 1625 ~~feet; Thence S28°36'43"W, 108.34 feet; Thence~~
 1626 ~~S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21~~
 1627 ~~feet; Thence N22°59'39"W, 32.80 feet; Thence~~
 1628 ~~S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43~~
 1629 ~~feet; Thence S21°03'16"W, 42.67 feet; Thence~~
 1630 ~~S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83~~
 1631 ~~feet; Thence S26°29'07"W, 28.22 feet; Thence~~
 1632 ~~S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26~~
 1633 ~~feet; Thence N63°20'21"W, 61.49 feet; Thence~~
 1634 ~~N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79~~
 1635 ~~feet; Thence N88°21'13"W, 70.97 feet; Thence~~
 1636 ~~N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46~~
 1637 ~~feet; Thence N27°44'24"E, 782.09 feet; Thence~~
 1638 ~~N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45~~
 1639 ~~feet to a point on the arc of a curve; Thence 552.19~~

1640 ~~feet along the arc of said curve to the left through a~~
 1641 ~~central angle of 10°42'56", said curve having a radius~~
 1642 ~~of 2,952.50 feet and being subtended by a chord which~~
 1643 ~~bears N79°47'05"E, 551.38 feet to the point of~~
 1644 ~~tangency of said curve; Thence N74°25'37"E, 69.64 feet~~
 1645 ~~to a point of curvature; Thence 72.98 feet along the~~
 1646 ~~arc of said curve to the right through a central angle~~
 1647 ~~of 83°37'55", said curve having a radius of 50.00 feet~~
 1648 ~~and being subtended by a chord which bears~~
 1649 ~~S63°45'26"E, 66.67 feet to a point of compound~~
 1650 ~~curvature; Thence 901.48 feet along the arc of said~~
 1651 ~~curve to the right through a central angle of~~
 1652 ~~26°37'27", said curve having a radius of 1,940.00 feet~~
 1653 ~~and being subtended by a chord which bears~~
 1654 ~~S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22~~
 1655 ~~feet to the POINT OF BEGINNING.~~

1656
 1657 ~~Containing 39.281 acres, more or less.~~

1658
 1659 ~~Less:~~

1660
 1661 ~~Right of way for Lakewood Ranch Boulevard, as recorded~~
 1662 ~~in Official Record Book 1429, Page 3703 Public Records~~
 1663 ~~of Manatee County, Florida;~~

1664
 1665 ~~Less:~~

1666

1667 ~~A portion of premises described in Warranty Deed to~~
 1668 ~~the County of Manatee, recorded in Official Record~~
 1669 ~~Book 1528, Page 7481 and Corrective Warranty Deed~~
 1670 ~~recorded in Official Record Book 1540, Page 7918~~
 1671 ~~Public Records of Manatee County, Florida;~~
 1672
 1673 ~~Section 8, Township 35 South, Range 19 East:~~
 1674
 1675 ~~All of Section 8, Township 35 South, Range 19 East;~~
 1676
 1677 ~~Less:~~
 1678
 1679 ~~Right-of-way for Lakewood Ranch Boulevard, as recorded~~
 1680 ~~in Official Record Book 1429, Page 3703 Public Records~~
 1681 ~~of Manatee County, Florida;~~
 1682
 1683 ~~Less:~~
 1684
 1685 ~~A portion of premises described in Warranty Deed to~~
 1686 ~~the County of Manatee, recorded in Official Record~~
 1687 ~~Book 1528, Page 7481 and Corrective Warranty Deed~~
 1688 ~~recorded in Official Record Book 1540, Page 7918~~
 1689 ~~Public Records of Manatee County, Florida;~~
 1690
 1691 ~~Section 9, Township 35 South, Range 19 East:~~
 1692
 1693 ~~All of Section 9, Township 35 South, Range 19 East;~~
 1694

1695 ~~Section 10, Township 35 South, Range 19 East:~~

1696

1697 ~~The north half and the southeast quarter of Section~~

1698 ~~10, Township 35 South, Range 19 East;~~

1699

1700 ~~Less:~~

1701

1702 ~~Road right-of-way for Lorraine Road;~~

1703

1704 ~~Section 11, Township 35 South, Range 19 East:~~

1705

1706 ~~All of Section 11, Township 35 South, Range 19 East;~~

1707

1708 ~~Section 12, Township 35 South, Range 19 East:~~

1709

1710 ~~All of Section 12, Township 35 South, Range 19 East;~~

1711

1712 ~~Section 13, Township 35 South, Range 19 East:~~

1713

1714 ~~All of Section 13, Township 35 South, Range 19 East;~~

1715

1716 ~~Section 14, Township 35 South, Range 19 East:~~

1717

1718 ~~All of Section 14, Township 35 South, Range 19 East;~~

1719

1720 ~~Section 15, Township 35 South, Range 19 East:~~

1721

1722 ~~The east half, the Southwest quarter of the northwest~~
 1723 ~~quarter, the southeast quarter of the southwest~~
 1724 ~~quarter, and the northeast quarter of the southwest~~
 1725 ~~quarter of Section 15, Township 35 South, Range 19~~
 1726 ~~East;~~

1727
 1728 ~~Less:~~

1729
 1730 ~~Road right of way for Lorraine Road and State Road 70;~~

1731
 1732 ~~Less:~~

1733
 1734 ~~The northeast quarter of the southwest quarter of the~~
 1735 ~~northwest quarter of Section 15, Township 35 South,~~
 1736 ~~Range 19 East;~~

1737
 1738 ~~Less:~~

1739
 1740 ~~The east 66 feet of the northwest quarter of the~~
 1741 ~~southwest quarter of the northwest quarter of Section~~
 1742 ~~15, Township 35 South, Range 19 East, described in~~
 1743 ~~Warranty Deed to Clive and Judith Morris, recorded in~~
 1744 ~~Official Record Book 1574, Page 2146;~~

1745
 1746 ~~Less:~~

1747

1748 ~~Premises described in Special Warranty Deed to Peace~~
 1749 ~~River Electric Cooperative, Inc. described in Official~~
 1750 ~~Record Book 1542, Page 5178;~~

1751
 1752 ~~Less:~~

1753
 1754 ~~Premises described in Special Warranty Deed to Peace~~
 1755 ~~River Electric Cooperative, Inc. described in Official~~
 1756 ~~Record Book 1747, Page 6675;~~

1757
 1758 ~~Less:~~

1759
 1760 ~~That part included in the plat of Crawley Substation~~
 1761 ~~Roadway, recorded in Plat Book 43, Pages 84 and 85~~
 1762 ~~Public Records of Manatee County, Florida;~~

1763
 1764 ~~Less:~~

1765
 1766 ~~Fire House Site~~

1767
 1768 ~~COMMENCE at a concrete monument found marking the~~
 1769 ~~occupied northwest corner of the southwest 1/4 of~~
 1770 ~~Section 15, Township 35 South, Ranch 19 East; thence~~
 1771 ~~S89°31'12"E, along the occupied north line of said~~
 1772 ~~southwest 1/4, a distance of 1343.23 ft. to the~~
 1773 ~~intersection with the west line of the northeast 1/4~~
 1774 ~~of said southwest 1/4; thence S00°04'29"E, along said~~
 1775 ~~west line, a distance of 1281.86 ft., thence~~

1776 ~~S87°56'19"E, a distance of 1049.55 ft. for a POINT OF~~
 1777 ~~BEGINNING, said point lying on the northerly right-of-~~
 1778 ~~way of 59th Avenue East, a 100 ft. wide public right-~~
 1779 ~~of-way as shown on "Crawley Substation Roadway", a~~
 1780 ~~roadway plat as recorded in Plat Book 43, Pages 84 and~~
 1781 ~~85, Public Records of Manatee County, Florida; thence~~
 1782 ~~continue S87°56'19"E, along said northerly right-of-~~
 1783 ~~way, a distance of 398.37 ft. to the intersection with~~
 1784 ~~the westerly line of that certain parcel of land as~~
 1785 ~~described and recorded in Official Records Book 1542,~~
 1786 ~~Page 5178, said Public Records; thence N00°25'16"W,~~
 1787 ~~along said westerly line, a distance of 547.23 ft.;~~
 1788 ~~thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a~~
 1789 ~~distance of 547.23 ft. to the POINT OF BEGINNING,~~
 1790 ~~being and lying in Section 15, Township 35 South,~~
 1791 ~~Range 19 East, Manatee County, Florida.~~

1792
 1793 ~~Containing 5.00 acres, more or less.~~

1794
 1795 ~~Section 16, Township 35 South, Range 19 East:~~

1796
 1797 ~~All of Section 16, Township 35 South, Range 19 East;~~

1798
 1799 ~~Less:~~

1800
 1801 ~~Road right-of-way for State Road 70;~~

1802
 1803 ~~Less:~~

1804
 1805 ~~Road right-of-way for Pope Road~~
 1806
 1807 ~~Less:~~
 1808
 1809 ~~Premises described in Warranty Deed to the State of~~
 1810 ~~Florida Department of Transportation, recorded in~~
 1811 ~~Official Record Book 1915, Page 5768 Public Records of~~
 1812 ~~Manatee County, Florida;~~
 1813
 1814 ~~Less:~~
 1815
 1816 ~~Premises described in Warranty Deed to Covered Bridge~~
 1817 ~~Holdings III, LLC, recorded in Official Record Book~~
 1818 ~~1970, Page 707 Public Records of Manatee County,~~
 1819 ~~Florida;~~
 1820
 1821 ~~Less:~~
 1822
 1823 ~~Premises described in Warranty Deed to the Diocese of~~
 1824 ~~Venice, recorded in Official Record Book 1451, Page~~
 1825 ~~964, less premises conveyed to SMR 70, North 70, LLC,~~
 1826 ~~in Special Warranty Deed, recorded in Official Record~~
 1827 ~~Book 1928, Page 3315;~~
 1828
 1829 ~~Less:~~
 1830

1831 ~~Premises described in Special Warranty Deed to the~~
 1832 ~~Diocese of Venice, recorded in Official Record Book~~
 1833 ~~1928, Page 3321 Public Records of Manatee County,~~
 1834 ~~Florida;~~
 1835
 1836 ~~Section 17, Township 35 South, Range 19 East:~~
 1837
 1838 ~~All of Section 17, Township 35 South, Range 19 East,~~
 1839 ~~lying east of the right-of-way of Lakewood Ranch~~
 1840 ~~Boulevard, as recorded in Official Record Book 1429,~~
 1841 ~~Page 3703 Public Records of Manatee County, Florida;~~
 1842
 1843 ~~Less:~~
 1844
 1845 ~~Road right-of-way for State Road 70;~~
 1846
 1847 ~~Less:~~
 1848
 1849 ~~Premises described in Warranty Deed to the State of~~
 1850 ~~Florida Department of Transportation, recorded in~~
 1851 ~~Official Record Book 1915, Page 5768 Public Records of~~
 1852 ~~Manatee County, Florida;~~
 1853
 1854 ~~Less:~~
 1855
 1856 ~~A portion of premises described in Warranty Deed to~~
 1857 ~~the County of Manatee, recorded in Official Record~~
 1858 ~~Book 1528, Page 7481 and Corrective Warranty Deed~~

1859 ~~recorded in Official Record Book 1540, Page 7918~~
 1860 ~~Public Records of Manatee County, Florida;~~
 1861
 1862 ~~Section 18, Township 35 South, Range 19 East:~~
 1863
 1864 ~~All of Section 18, Township 35 South, Range 19 East,~~
 1865 ~~lying east of the right-of-way of Lakewood Ranch~~
 1866 ~~Boulevard, as recorded in Official Record Book 1429,~~
 1867 ~~Page 3703 Public Records of Manatee County, Florida;~~
 1868
 1869 ~~Section 22, Township 35 South, Range 19 East:~~
 1870
 1871 ~~That portion of Section 22, Township 35 South, Range~~
 1872 ~~19 East, lying northerly of the northerly right-of-way~~
 1873 ~~line of State Road 70;~~
 1874
 1875 ~~Also:~~
 1876
 1877 ~~That portion of Sections 22, 23 and 27, lying within~~
 1878 ~~the following described property:~~
 1879
 1880 ~~DESCRIPTION (Proposed Braden River Mitigation Bank)~~
 1881
 1882 ~~A tract of land lying in Sections 22, 23 and 27,~~
 1883 ~~Township 35 South, Range 19 East, Manatee County,~~
 1884 ~~Florida and described as follows:~~
 1885

1886 ~~Commence at the northwest corner of Section 21,~~
 1887 ~~Township 35 South, Range 19 East; thence S.89°24'47"E.~~
 1888 ~~along the north line of said Section 21, a distance of~~
 1889 ~~5379.98 feet to the northwest corner of said Section~~
 1890 ~~22; thence S.00°30'23" W. along the west line of said~~
 1891 ~~Section 22, a distance of 134.20 feet to a point on~~
 1892 ~~the southerly Right-of-way line of State Road 70; the~~
 1893 ~~following 4 calls are along said southerly right-of-~~
 1894 ~~way line; thence S.89°19'57"E., a distance of 521.35~~
 1895 ~~feet; thence S.89°21'15"E., a distance of 3,754.54~~
 1896 ~~feet to the point of curvature of a curve to the right~~
 1897 ~~having a radius of 1,777.86 feet and a central angle~~
 1898 ~~of 34°24'33"; thence easterly along the arc of said~~
 1899 ~~curve, an arc length of 1,067.70 feet to the point of~~
 1900 ~~tangency of said curve; thence S.54°56'41"E., a~~
 1901 ~~distance of 821.49 feet to the POINT OF BEGINNING;~~
 1902 ~~thence continue S.54°56'41"E. along the above~~
 1903 ~~mentioned southerly right-of-way line, a distance of~~
 1904 ~~4,427.83 feet; thence S.15°00'00"W., a distance of~~
 1905 ~~701.34 feet; thence N.71°00'00"W., a distance of~~
 1906 ~~2,270.00 feet; thence S.45°00'00"W., a distance of~~
 1907 ~~65.00 feet; thence S.00°00'00"W., a distance of 395.00~~
 1908 ~~feet; thence S.86°30'00"W., a distance of 1,250.00~~
 1909 ~~feet; thence S.00°00'00"W., a distance of 338.36 feet;~~
 1910 ~~thence S.43°00'00"E., a distance of 155.00 feet;~~
 1911 ~~thence S.00°00'00"W., a distance of 150.00 feet;~~
 1912 ~~thence S.59°56'21"W., a distance of 110.00 feet;~~
 1913 ~~thence N.63°00'00"W., a distance of 306.73 feet;~~

1914 ~~thence N.10°00'00"W., a distance of 299.62 feet;~~
 1915 ~~thence S.89°37'37"W., a distance of 301.32 feet;~~
 1916 ~~thence S.72°00'46"W., a distance of 368.15 feet;~~
 1917 ~~thence S.48°06'41"W., a distance of 169.68 feet;~~
 1918 ~~thence N.08°37'00"E., a distance of 159.00 feet;~~
 1919 ~~thence N.57°02'56"E., a distance of 594.02 feet;~~
 1920 ~~thence N.07°52'51"W., a distance of 27.87 feet; thence~~
 1921 ~~N.61°22'29"W., a distance of 167.29 feet; thence~~
 1922 ~~N.83°56'09"W., a distance of 103.18 feet; thence~~
 1923 ~~S.85°40'21"W., a distance of 75.29 feet; thence~~
 1924 ~~S.44°35'18"W., a distance of 66.94 feet; thence~~
 1925 ~~S.82°54'53"W., a distance of 86.64 feet; thence~~
 1926 ~~S.48°07'08"W., a distance of 74.53 feet; thence~~
 1927 ~~S.26°33'46"W., a distance of 49.90 feet; thence~~
 1928 ~~S.39°24'11"W., a distance of 50.01 feet to a point on~~
 1929 ~~the northerly line of a Conservation Easement as~~
 1930 ~~recorded in the Official Records Book 1524, Page 5098~~
 1931 ~~of the Public Records of Manatee County, Florida; the~~
 1932 ~~following 15 calls are along the northerly and~~
 1933 ~~westerly lines of said Conservation Easement; thence~~
 1934 ~~S.63°06'49"W., a distance of 38.30 feet; thence~~
 1935 ~~S.30°38'41"W., a distance of 53.69 feet; thence~~
 1936 ~~S.68°49'15"W., a distance of 91.30 feet; thence~~
 1937 ~~S.51°14'32"W., a distance of 68.98 feet; thence~~
 1938 ~~S.76°31'40"W., a distance of 62.88 feet; thence~~
 1939 ~~S.45°09'35"W., a distance of 35.02 feet; thence~~
 1940 ~~S.36°11'14"E., a distance of 48.92 feet; thence~~
 1941 ~~S.18°26'10"E., a distance of 45.74 feet; thence~~

1942 ~~S.09°12'08"W., a distance of 19.73 feet; thence~~
 1943 ~~S.32°09'14"E., a distance of 76.50 feet; thence~~
 1944 ~~S.07°27'24"E., a distance of 35.67 feet; thence~~
 1945 ~~S.29°09'12"E., a distance of 41.08 feet; thence~~
 1946 ~~S.11°37'55"E., a distance of 49.89 feet; thence~~
 1947 ~~S.51°55'08"E., a distance of 29.11 feet; thence~~
 1948 ~~S.67°03'11"E., a distance of 66.38 feet; thence~~
 1949 ~~N.66°35'24"E., a distance of 31.03 feet; thence~~
 1950 ~~S.45°47'43"E., a distance of 148.54 feet; thence~~
 1951 ~~S.18°48'41"W., a distance of 163.72 feet; thence~~
 1952 ~~S.82°50'11"W., a distance of 81.44 feet; thence~~
 1953 ~~N.69°18'50"W., a distance of 147.54 feet; thence~~
 1954 ~~N.16°28'56"W., a distance of 96.10 feet; thence~~
 1955 ~~N.07°30'43"W., a distance of 141.37 feet; thence~~
 1956 ~~S.65°00'00"W., a distance of 1,078.77 feet; thence~~
 1957 ~~S.83°00'00"W., a distance of 630.49 feet; thence~~
 1958 ~~S.62°15'00"W., a distance of 585.88 feet; thence~~
 1959 ~~S.55°30'00"W., a distance of 859.04 feet; thence~~
 1960 ~~S.35°00'00"W., a distance of 453.13 feet; thence~~
 1961 ~~S.69°00'00"W., a distance of 637.50 feet; thence~~
 1962 ~~N.65°15'00"W., a distance of 464.25 feet; thence~~
 1963 ~~N.35°51'00"W., a distance of 385.00 feet; thence~~
 1964 ~~N.83°00'00"W., a distance of 137.04 feet to the point~~
 1965 ~~of curvature of a non-tangent curve to the left, of~~
 1966 ~~which the radius point lies S.85°59'50"W., a radial~~
 1967 ~~distance of 6,090.00 feet; thence northerly along the~~
 1968 ~~arc of said curve, through a central angle of~~
 1969 ~~00°49'46", an arc length of 88.17 feet to the point of~~

1970 | ~~tangency of said curve; thence N.00°51'26"E., a~~
 1971 | ~~distance of 490.58 feet; thence N.00°30'20"E., a~~
 1972 | ~~distance of 355.33 feet to the point of curvature of a~~
 1973 | ~~curve to the right having a radius of 2,880.00 feet~~
 1974 | ~~and a central angle of 07°28'45"; thence northerly~~
 1975 | ~~along the arc of said curve, an arc length of 375.94~~
 1976 | ~~feet to the end of said curve; thence S.67°11'02"E.~~
 1977 | ~~non-radial to the last described curve, a distance of~~
 1978 | ~~629.23 feet; thence S.81°49'22"E., a distance of~~
 1979 | ~~263.52 feet; thence N.80°03'53"E., a distance of~~
 1980 | ~~275.24 feet; thence N.69°59'29"E., a distance of~~
 1981 | ~~317.24 feet; thence N.57°35'22"E., a distance of~~
 1982 | ~~178.26 feet; thence N.81°03'05"E., a distance of~~
 1983 | ~~234.09 feet; thence N.63°21'55"E., a distance of~~
 1984 | ~~439.23 feet; thence N.44°11'27"E., a distance of~~
 1985 | ~~241.21 feet; thence N.63°21'56"E., a distance of~~
 1986 | ~~148.94 feet; thence N.74°49'49"E., a distance of~~
 1987 | ~~163.40 feet; thence N.75°39'49"E., a distance of~~
 1988 | ~~461.38 feet; thence N.52°24'58"E., a distance of~~
 1989 | ~~284.05 feet; thence N.37°35'20"E., a distance of~~
 1990 | ~~294.52 feet; thence N.33°58'26"E., a distance of~~
 1991 | ~~687.37 feet; thence N.46°31'18"E., a distance of~~
 1992 | ~~195.52 feet; thence N.76°15'16"E., a distance of~~
 1993 | ~~235.33 feet; thence N.53°47'33"E., a distance of~~
 1994 | ~~231.66 feet; thence N.15°20'53"E., a distance of~~
 1995 | ~~147.34 feet; thence N.32°20'46"E., a distance of~~
 1996 | ~~368.15 feet; thence S.83°51'29"E., a distance of~~
 1997 | ~~332.08 feet; thence S.56°57'53"E., a distance of~~

1998 ~~139.47 feet; thence N.35°53'49"E., a distance of~~
 1999 ~~417.52 feet; thence N.50°25'21"W., a distance of~~
 2000 ~~348.47 feet; thence N.00°06'50"E., a distance of~~
 2001 ~~135.65 feet; thence N.24°22'30"E., a distance of~~
 2002 ~~201.08 feet; thence N.61°14'22"E., a distance of~~
 2003 ~~113.08 feet; thence S.62°11'08"E., a distance of~~
 2004 ~~197.43 feet to the point of curvature of a curve to~~
 2005 ~~the right having a radius of 100.00 feet and a central~~
 2006 ~~angle of 88°54'40"; thence southerly along the arc of~~
 2007 ~~said curve, an arc length of 155.18 feet to the point~~
 2008 ~~of tangency of said curve; thence S.26°43'33"W., a~~
 2009 ~~distance of 224.96 feet; thence S.50°07'45"E., a~~
 2010 ~~distance of 125.37 feet; thence N.49°56'25"E., a~~
 2011 ~~distance of 228.41 feet; thence N.08°47'40"E., a~~
 2012 ~~distance of 153.43 feet; thence N.38°13'49"W., a~~
 2013 ~~distance of 139.09 feet; thence N.11°59'28"E., a~~
 2014 ~~distance of 271.56 feet; thence N.37°00'30"E., a~~
 2015 ~~distance of 306.68 feet to the POINT OF BEGINNING.~~

2016
 2017 ~~Said tract contains 15,214,335 square feet or 349.2731~~
 2018 ~~acres, more or less.~~

2019
 2020 ~~Also:~~

2021
 2022 ~~That portion of Sections 22 and 23, lying within the~~
 2023 ~~following described property:~~

2024

2025 ~~A tract of land lying in Section 22, Township 35~~
 2026 ~~South, Range 19 East, Manatee County, Florida and~~
 2027 ~~being more particularly described as follows:~~
 2028
 2029 ~~Commence at the southeast corner of Section 22,~~
 2030 ~~Township 35 South, Range 19 East; thence N.89°29'42"W.~~
 2031 ~~along the south line of said Section 22, 587.90 feet;~~
 2032 ~~thence N.00°30'18"E., perpendicular with said south~~
 2033 ~~line, a distance of 802.96 feet to the POINT OF~~
 2034 ~~BEGINNING; thence N.66°35'24"E., a distance of 31.03~~
 2035 ~~feet; thence S.45°47'43"E., a distance of 68.87 feet;~~
 2036 ~~thence N.22°15'45"E., a distance of 66.77 feet; thence~~
 2037 ~~N.21°25'53"E., a distance of 88.19 feet; thence~~
 2038 ~~N.08°37'00"E., a distance of 159.00 feet; thence~~
 2039 ~~N.57°02'56"E., a distance of 594.02 feet; thence~~
 2040 ~~N.07°52'51"W., a distance of 27.87 feet; thence~~
 2041 ~~N.61°22'29"W., a distance of 167.29 feet; thence~~
 2042 ~~N.83°56'09"W., a distance of 103.18 feet; thence~~
 2043 ~~S.85°40'21"W., a distance of 75.29 feet; thence~~
 2044 ~~S.44°35'18"W., a distance of 66.94 feet; thence~~
 2045 ~~S.82°54'53"W., a distance of 86.64 feet; thence~~
 2046 ~~S.48°07'08"W., a distance of 74.53 feet; thence~~
 2047 ~~S.26°33'46"W., a distance of 49.90 feet; thence~~
 2048 ~~S.39°24'11"W., a distance of 50.01 feet to a point on~~
 2049 ~~the northerly line of a Conservation Easement as~~
 2050 ~~recorded in the Official Records Book 1524, Page 5098~~
 2051 ~~of the Public Records of Manatee County, Florida; the~~
 2052 ~~following 15 calls are along the northerly and~~

2053 ~~westerly lines of said Conservation Easement; thence~~
 2054 ~~S.63°06'49"W., a distance of 38.30 feet; thence~~
 2055 ~~S.30°38'41"W., a distance of 53.69 feet; thence~~
 2056 ~~S.68°49'15"W., a distance of 91.30 feet; thence~~
 2057 ~~S.51°14'32"W., a distance of 68.98 feet; thence~~
 2058 ~~S.76°31'40"W., a distance of 62.88 feet; thence~~
 2059 ~~S.45°09'35"W., a distance of 35.02 feet; thence~~
 2060 ~~S.36°11'14"E., a distance of 48.92 feet; thence~~
 2061 ~~S.18°26'10"E., a distance of 45.74 feet; thence~~
 2062 ~~S.09°12'08"W., a distance of 19.73 feet; thence~~
 2063 ~~S.32°09'14"E., a distance of 76.50 feet; thence~~
 2064 ~~S.07°27'24"E., a distance of 35.67 feet; thence~~
 2065 ~~S.29°09'12"E., a distance of 41.08 feet; thence~~
 2066 ~~S.11°37'55"E., a distance of 49.89 feet; thence~~
 2067 ~~S.51°55'08"E., a distance of 29.11 feet; thence~~
 2068 ~~S.67°03'11"E., a distance of 66.38 feet to the POINT~~
 2069 ~~OF BEGINNING.~~

2070
 2071 ~~Said tract contains 249,186 square feet or 5.7205~~
 2072 ~~acres, more or less.~~

2073
 2074 ~~Section 23, Township 35 South, Range 19 East:~~

2075
 2076 ~~That portion of Section 23, Township 35 South, Range~~
 2077 ~~19 East, lying north of State Road 70;~~

2078
 2079 ~~Also:~~

2080

2081 ~~That portion of Section 23, Township 35 South, Range~~
 2082 ~~19 East, lying southerly of the right-of-way line for~~
 2083 ~~State Road 70, easterly of premises described in~~
 2084 ~~Special Warranty Deed to Sarasota Development, L.L.C.,~~
 2085 ~~recorded in Official Record Book 1892, Page 750 of~~
 2086 ~~said Public Records and easterly of the (Proposed~~
 2087 ~~Braden River Mitigation Bank), described above;~~

2088
 2089 ~~Section 24, Township 35 South, Range 19 East:~~

2090
 2091 ~~All of Section 24, Township 35 South, Range 19 East;~~

2092
 2093 ~~Less:~~

2094
 2095 ~~Right-of-way for State Road 70;~~

2096
 2097 ~~Section 25, Township 35 South, Range 19 East:~~

2098
 2099 ~~All of Section 25, Township 35 South, Range 19 East;~~

2100
 2101 ~~Less:~~

2102
 2103 ~~Right-of-way for State Road 70;~~

2104
 2105 ~~Section 26, Township 35 South, Range 19 East:~~

2106
 2107 ~~All of Section 26, Township 35 South, Range 19 East;~~

2108

2109 ~~Less:~~
 2110
 2111 ~~Premises described in Special Warranty Deed to~~
 2112 ~~Sarasota Development, L.L.C., recorded in Official~~
 2113 ~~Record Book 1892, Page 750 Public Records of Manatee~~
 2114 ~~County, Florida;~~
 2115
 2116 ~~Less:~~
 2117
 2118 ~~Premises described in Memorandum of Purchase Option~~
 2119 ~~Agreement, recorded in Official Record Book 1892, Page~~
 2120 ~~776 Public Records of Manatee County, Florida;~~
 2121
 2122 ~~Section 27, Township 35 South, Range 19 East:~~
 2123
 2124 ~~All of Section 27, lying southerly of the Phase 2~~
 2125 ~~Parcel, described in Memorandum of Purchase Option~~
 2126 ~~Agreement, recorded in Official Record Book 1892, Page~~
 2127 ~~776 of said Public Records and Phase 1 Parcel and~~
 2128 ~~Entry Road Parcel, described in Special Warranty Deed~~
 2129 ~~to Sarasota Development, L.L.C., recorded in Official~~
 2130 ~~Record Book 1892, Page 750 Public Records of Manatee~~
 2131 ~~County, Florida;~~
 2132
 2133 ~~Less:~~
 2134
 2135 ~~Right of way for Lorraine Road;~~
 2136

2137 ~~Section 34, Township 35 South, Range 19 East:~~
 2138
 2139 ~~All of Section 34, Township 35 South, Range 19 East,~~
 2140 ~~lying easterly of the east right-of-way line of~~
 2141 ~~Lorraine Road;~~
 2142
 2143 ~~Less:~~
 2144
 2145 ~~Premises described in Special Warranty Deed to The~~
 2146 ~~School Board of Manatee County, recorded in Official~~
 2147 ~~Record Book 1959, Page 2350 Public Records of Manatee~~
 2148 ~~County, Florida; (School Site J)~~
 2149
 2150 ~~Less:~~
 2151
 2152 ~~Premises described in Special Warranty Deed to the~~
 2153 ~~Diocese of Venice, recorded in Official Record Book~~
 2154 ~~1532, Page 5848, Less and except premises described in~~
 2155 ~~Special Warranty Deed to Schoreder Manatee Ranch,~~
 2156 ~~Inc., recorded in Official Record Book 1928, Page 3242~~
 2157 ~~of said Public Records:~~
 2158
 2159 ~~Less:~~
 2160
 2161 ~~Premises described in Special Warranty Deed to the~~
 2162 ~~Diocese of Venice, recorded in Official Record Book~~
 2163 ~~1928, Page 3248 Public Records of Manatee County,~~
 2164 ~~Florida;~~

2165
2166
2167
2168
2169
2170
2171
2172
2173
2174
2175
2176
2177
2178
2179
2180
2181
2182
2183
2184
2185
2186
2187
2188
2189
2190
2191
2192

~~Less:~~

~~Premises described in Corrective Warranty Deed to
Harvest United Methodist Church, Inc., recorded in
Official Record Book 1747, Page 777 of said Public
Records:~~

~~Section 35, Township 35 South, Range 19 East:~~

~~All of Section 35, Township 35 South, Range 19 East;~~

~~Section 36, Township 35 South, Range 19 East:~~

~~All of Section 36, Township 35 South, Range 19 East;~~

~~Section 1, Township 36 South, Range 19 East:~~

~~All of Section 1, Township 36 South, Range 19 East;~~

~~Section 2, Township 36 South, Range 19 East:~~

~~All of Section 2, Township 36 South, Range 19 East;~~

~~Section 3, Township 36 South, Range 19 East:~~

~~All of Section 3, Township 36 South, Range 19 East;~~

2193 ~~Less:~~

2194

2195 ~~Premises described in Special Warranty Deed to Polo~~

2196 ~~Ranches of Sarasota, Inc., recorded in Official Record~~

2197 ~~Book 2602, Page 702 of the Public Records of Sarasota~~

2198 ~~County, Florida;~~

2199

2200 ~~Less:~~

2201

2202 ~~Premises described in Special Warranty Deed to Polo~~

2203 ~~Ranches of Sarasota, Inc., recorded in Official~~

2204 ~~Instrument Number 2000076164 of the Public Records of~~

2205 ~~Sarasota County, Florida;~~

2206

2207 ~~Section 4, Township 36 South, Range 19 East;~~

2208

2209 ~~All of Section 4, Township 36 South, Range 19 East;~~

2210

2211 ~~Less:~~

2212

2213 ~~Premises described in Special Warranty Deed to Polo~~

2214 ~~Ranches of Sarasota, Inc., recorded in Official Record~~

2215 ~~Book 2602, Page 702 of the Public Records of Sarasota~~

2216 ~~County, Florida;~~

2217

2218 ~~Less:~~

2219

2220 ~~A portion of Premises described in Warranty Deed to~~
 2221 ~~Out-of-Door Academy of Sarasota, Inc., recorded in~~
 2222 ~~Official Record Book 2858, Page 189 of the Public~~
 2223 ~~Records of Sarasota County, Florida~~

2224
 2225 ~~Section 5, Township 36 South, Range 19 East:~~

2226
 2227 ~~That portion of Section 5, Township 36 South, Range 19~~
 2228 ~~East, lying east of premises described in Warranty~~
 2229 ~~Deed to Out-of-Door Academy of Sarasota, Inc.,~~
 2230 ~~recorded in Official Record Book 2858, Page 189 of the~~
 2231 ~~Public Records of Sarasota County, Florida;~~

2232
 2233 ~~Also:~~

2234
 2235 ~~That portion of Section 5, Township 36 South, Range 19~~
 2236 ~~East, lying southerly of the following described~~
 2237 ~~properties:~~

2238
 2239 ~~Premises described in Warranty Deed to Out-of-Door~~
 2240 ~~Academy of Sarasota, Inc., recorded in Official Record~~
 2241 ~~Book 2858, Page 189 of the Public Records of Sarasota~~
 2242 ~~County, Florida~~

2243
 2244 ~~Lakewood Ranch Corporate Park, Unit 3C, recorded in~~
 2245 ~~Plat Book 43, Page 34, Public Records of Sarasota~~
 2246 ~~County, Florida;~~

2247

2248 ~~Lakewood Ranch Corporate Park, Unit 3B, recorded in~~
 2249 ~~Plat Book 42, Page 30, Public Records of Sarasota~~
 2250 ~~County, Florida;~~
 2251
 2252 ~~Lakewood Ranch Corporate Park, Unit 3A, recorded in~~
 2253 ~~Plat Book 41, Page 19, Public Records of Sarasota~~
 2254 ~~County, Florida;~~
 2255
 2256 ~~Lakewood Ranch Corporate Park, Unit 1, recorded in~~
 2257 ~~Plat Book 38, Page 26, Public Records of Sarasota~~
 2258 ~~County, Florida;~~
 2259
 2260 ~~Lakewood Ranch Corporate Park, Unit 4, Phase 1,~~
 2261 ~~recorded in Plat Book 43, Page 22, Public Records of~~
 2262 ~~Sarasota County, Florida;~~
 2263
 2264 ~~Section 6, Township 36 South, Range 19 East:~~
 2265
 2266 ~~That portion of Section 6, Township 36 South, Range 19~~
 2267 ~~East, lying east of the right-of-way of Interstate 75~~
 2268 ~~and south of the following described properties:~~
 2269
 2270 ~~Lakewood Ranch Corporate Park, Unit 4, Phase 1,~~
 2271 ~~recorded in Plat Book 43, Page 22, Public Records of~~
 2272 ~~Sarasota County, Florida;~~
 2273

2274 ~~Lakewood Ranch Corporate Park, Unit 4, recorded in~~
 2275 ~~Plat Book 40, Page 37, Public Records of Sarasota~~
 2276 ~~County, Florida;~~
 2277
 2278 ~~Lakewood Ranch Corporate Park, Unit 6, Phase 2,~~
 2279 ~~recorded in Plat Book 42, Page 23, Public Records of~~
 2280 ~~Sarasota County, Florida;~~
 2281
 2282 ~~Less:~~
 2283
 2284 ~~Premises described in Corporate Warranty Deed to~~
 2285 ~~Sarasota County, recorded in Official Record~~
 2286 ~~Instrument Number 2002146329, Public Records of~~
 2287 ~~Sarasota County, Florida;~~
 2288
 2289 ~~Section 7, Township 36 South, Range 19 East:~~
 2290
 2291 ~~That portion of Section 7, Township 36 South, Range 19~~
 2292 ~~East, lying east of the right-of-way of Interstate 75;~~
 2293
 2294 ~~Less:~~
 2295
 2296 ~~Premises described in Warranty Deed to Sarasota~~
 2297 ~~County, recorded in Official Instrument Number~~
 2298 ~~2004118447, Public Records of Sarasota County,~~
 2299 ~~Florida;~~
 2300
 2301 ~~Less:~~

2302
 2303 ~~Premises described in Corporate Warranty Deed to~~
 2304 ~~Sarasota County, recorded in Official Record Book~~
 2305 ~~2880, Page 1528, Public Records of Sarasota County,~~
 2306 ~~Florida;~~
 2307
 2308 ~~Section 8, Township 36 South, Range 19 East:~~
 2309
 2310 ~~All of Section 8, Township 36 South, Range 19 East;~~
 2311
 2312 ~~Less:~~
 2313
 2314 ~~Premises described in Special Warranty Deed to Florida~~
 2315 ~~Power & Light Company, recorded in Official Record~~
 2316 ~~Book 2848, Page 77, Public Records of Sarasota County,~~
 2317 ~~Florida;~~
 2318
 2319 ~~Section 9, Township 36 South, Range 19 East:~~
 2320
 2321 ~~All of Section 9, Township 36 South, Range 19 East;~~
 2322
 2323 ~~Section 10, Township 36 South, Range 19 East:~~
 2324
 2325 ~~All of Section 10, Township 36 South, Range 19 East;~~
 2326
 2327 ~~Section 11, Township 36 South, Range 19 East:~~
 2328
 2329 ~~All of Section 11, Township 36 South, Range 19 East;~~

2330
 2331 ~~Section 12, Township 36 South, Range 19 East:~~
 2332
 2333 ~~All of Section 12, Township 36 South, Range 19 East;~~
 2334
 2335 ~~Section 5, Township 36 South, Range 20 East:~~
 2336
 2337 ~~The south half of Section 5, Township 36 South, Range~~
 2338 ~~20 East;~~
 2339
 2340 ~~Section 6, Township 36 South, Range 20 East:~~
 2341
 2342 ~~All of Section 6, Township 36 South, Range 20 East;~~
 2343
 2344 ~~Section 7, Township 36 South, Range 20 East:~~
 2345
 2346 ~~All of Section 7, Township 36 South, Range 20 East;~~
 2347
 2348 ~~Section 8, Township 36 South, Range 20 East:~~
 2349
 2350 ~~All of Section 8, Township 36 South, Range 20 East;~~
 2351
 2352 ~~Less:~~
 2353
 2354 ~~A strip of land 50 feet wide, described as beginning~~
 2355 ~~at the southwest corner of Section 8, Township 36~~
 2356 ~~South, Range 20 East, thence South 87°10'13" East,~~
 2357 ~~511.24 feet for POINT OF BEGINNING; thence North~~

2358 ~~42°59'05" West to a point lying 50 feet north of the~~
 2359 ~~south line of Section 8; thence easterly along a line~~
 2360 ~~parallel to and 50 feet north of, the south line of~~
 2361 ~~Section 8 to a point lying 529.3 feet west of the east~~
 2362 ~~line of said Section 8; thence southwesterly 70.7 feet~~
 2363 ~~to point on south line of Section 8, lying 600 feet~~
 2364 ~~westerly of the southeast corner of Section 8; thence~~
 2365 ~~westerly along the south section line of said Section~~
 2366 ~~8 to the POINT OF BEGINNING, lying and being in~~
 2367 ~~Section 8, Township 36 South, Range 20 East, Sarasota~~
 2368 ~~County, Florida.~~

2369
 2370 ~~CONTAINING A TOTAL AREA OF 23,055 ACRES, PLUS OR~~
 2371 ~~MINUS.~~

2372
 2373 Section 2. Paragraph (r) is added to subsection (7) of
 2374 section 6 of chapter 2005-338, Laws of Florida, to read:

2375 Section 6. Board of Supervisors; general duties.--

2376 (7) SPECIAL POWERS.--The District shall have, and the
 2377 board may exercise, the following special powers to implement
 2378 its lawful and special purpose and to provide, pursuant to that
 2379 purpose, systems, facilities, services, improvements, projects,
 2380 works, and infrastructure, each of which constitutes a lawful
 2381 public purpose when exercised pursuant to this charter, subject
 2382 to, and not inconsistent with, the regulatory jurisdiction and
 2383 permitting authority of all other applicable governmental
 2384 bodies, agencies, and any special districts having authority
 2385 with respect to any area included therein, and to plan,

HB 1235

2009

2386 establish, acquire, construct or reconstruct, enlarge or extend,
2387 equip, operate, finance, fund, and maintain improvements,
2388 systems, facilities, services, works, projects, and
2389 infrastructure. Any or all of the following special powers are
2390 granted by this act in order to implement the special purpose of
2391 the District:

2392 (r) To provide sustainable or green infrastructure
2393 improvements, facilities, and services, including, but not
2394 limited to, recycling of natural resources, reduction of energy
2395 demands, development and generation of alternative or renewable
2396 energy sources and technologies, mitigation of urban heat
2397 islands, sequestration, capping or trading of carbon emissions
2398 or carbon emissions credits, LEED or Florida Green Building
2399 Coalition certification, and development of facilities and
2400 improvements for low-impact development and to enter into joint
2401 ventures, public-private partnerships, and other agreements and
2402 to grant such easements as may be necessary to accomplish the
2403 foregoing. Nothing herein shall authorize the District to
2404 provide electric service to retail customers or otherwise act to
2405 impair electric utility franchise agreements.

2406
2407 The enumeration of special powers herein shall not be deemed
2408 exclusive or restrictive but shall be deemed to incorporate all
2409 powers express or implied necessary or incident to carrying out
2410 such enumerated special powers, including also the general
2411 powers provided by this special act charter to the District to
2412 implement its single purpose. Further, the provisions of this
2413 subsection shall be construed liberally in order to carry out

2414 effectively the special purpose of this District under this act.
 2415 The District shall only exercise the special powers described in
 2416 this subsection ~~paragraphs (a) through (p)~~ within Manatee County
 2417 upon the execution of an interlocal agreement between the
 2418 District and Manatee County consenting to the District's
 2419 exercise of those powers within Manatee County. The District
 2420 shall only exercise the special powers described in this
 2421 subsection ~~paragraphs (a) through (p)~~ within Sarasota County
 2422 upon the execution of an interlocal agreement between the
 2423 District and Sarasota County consenting to the District's
 2424 exercise of those powers within Sarasota County. The District
 2425 may exercise different powers within each county, depending upon
 2426 the timing and content of the respective interlocal agreement,
 2427 as either may be amended from time to time.

2428 Section 3. In the election provided for in section 4, each
 2429 assessable acre or fraction thereof present in person or by
 2430 proxy shall be counted as one vote.

2431 Section 4. This section and section 3 shall take effect
 2432 upon this act becoming a law, and sections 1 and 2 shall take
 2433 effect upon approval by a majority vote of the owners of land
 2434 within the district, including land included in the original
 2435 district boundary description and any land being added to the
 2436 district by this act, who are not exempt from ad valorem taxes
 2437 or non-ad valorem assessments and who are present in person or
 2438 by proxy at a landowners' meeting to be held within 90 days
 2439 after the effective date of this act. Such landowners' meeting
 2440 shall be noticed as provided in section 5(2)(a) of chapter 2005-
 2441 338, Laws of Florida.