

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,
 114 | a 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 | Less:

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 140 | Road right-of-way for Pope Road;

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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;

Less:

169 Road right-of-way for State Road 64
 170
 171 Section 36, Township 34 South, Range 19 East:
 172
 173 The west half of the northeast quarter, the southeast
 174 quarter of the northeast quarter, the east half of the
 175 northwest quarter, and the south half of Section 36,
 176 Township 34 South, Range 19 East;
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 178 Less:
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 180 Road right-of-way for State Road 64
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 182 Section 1, Township 35 South, Range 19 East:
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 184 All of Section 1, Township 35 South, Range 19 East;
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 186 Less:
 187
 188 Road right-of-way for State Road 64
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 190 Section 2, Township 35 South, Range 19 East:
 191
 192 All of Section 2, Township 35 South, Range 19 East;
 193
 194 Less:
 195
 196 The northwest quarter of the northeast quarter, the

197 | north half of the northwest quarter, and road right-
 198 | of-way for State Road 64;

199 |
 200 | Section 3, Township 35 South, Range 19 East:

201 |
 202 | The south half of the north half, the southeast
 203 | quarter of the southwest quarter, and the southeast
 204 | quarter of Section 3, Township 35 South, Range 19
 205 | East;

206 |
 207 | Less:

208 |
 209 | Road right-of-way for Lorraine Road

210 |
 211 | Section 4, Township 35 South, Range 19 East:

212 |
 213 | The northwest quarter of the northeast quarter, the
 214 | south-half of the northeast quarter, the east half of
 215 | the northeast quarter of the northwest quarter, the
 216 | southeast quarter of the northwest quarter, the south-
 217 | half of the southwest quarter of the northwest
 218 | quarter, the north-half of the south-half, the
 219 | southeast quarter of the southwest quarter, and the
 220 | south half of the southeast quarter of Section 4,

221 | Township 35 South, Range 19 East;
 222 | Less:

223 |
 224 | Premises described in Special Warranty Deed to

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

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Section 6, Township 35 South, Range 19 East:

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

Less:

Right-of-way for Lakewood Ranch Boulevard, as recorded in Official Record Book 1429, Page 3703 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 1540, Page 7900 of said Public Records

Section 7, Township 35 South, Range 19 East:

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

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2009

281 County, Florida;

282

283 Also:

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

292

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

295

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

299

300 Commence at the southwest corner of the North 1/2 of
301 Section 17, Township 35 South, Range 19 East, also
302 being the Southeast corner of the North 1/2 of Section
303 18, Township 35 South, Range 19 East; thence
304 S.89°34'40"E., along the South line of the North 1/2
305 of said Section 17, a distance of 187.55 feet to the
306 intersection with the Westerly Right-of-way of
307 Lakewood Ranch Boulevard (formerly Upper Manatee River
308 Road Extension), a 120-foot wide public right-of-way

309 as recorded in Official Record Book 1429, Page 3703 of
310 the Public Records of Manatee County, Florida, said
311 point being on the arc of a curve to the right, whose
312 radius point lies N.63°58'46"E., a radial distance of
313 2310.00 feet; thence run northwesterly, along said
314 westerly right-of-way for the following five calls;
315 thence along the arc of said curve, through a central
316 angle of 23°42'37", a distance of 955.93 feet to the
317 point of tangency of said curve; thence N.02°18'37"W.,
318 a distance of 1736.20 feet to the intersection with
319 the common section line to Sections 7 and 18, Township
320 35 South, Range 19 East, said point lying
321 N.88°45'31"W., 141.64 feet from the section corner
322 common to said Sections 7 and 18; thence continue
323 N.02°18'37"W., a distance of 339.27 feet to the point
324 of curvature of a curve to the right, having a radius
325 of 4060.00 feet and a central angle of 06°59'18";
326 thence run Northerly along the arc of said curve, a
327 distance of 495.20 feet to the point of tangency of
328 said curve; thence N.04°40'41"E., a distance of
329 2,624.25 feet to the point of curvature of a curve to
330 the left having a radius of 1,940.00 feet and a
331 central angle of 26°40'32"; thence northerly along the
332 arc of said curve, an arc length of 903.21 feet to the
333 POINT OF BEGINNING; thence S.68°00'09"W., a distance
334 of 15.00 feet to a point on a curve to the left, of
335 which the radius point lies S.68°00'09"W., a radial
336 distance of 50.00 feet; thence northwesterly along the

337 arc of said curve, through a central angle of
338 83°34'33", an arc length of 72.93 feet to the point of
339 tangency of said curve; thence S.74°25'37"W., a
340 distance of 54.55 feet to the point of curvature of a
341 curve to the right having a radius of 2,952.50 feet
342 and a central angle of 12°46'49"; thence westerly
343 along the arc of said curve, an arc length of 658.58
344 feet to the end of said curve; thence N.02°47'34"W.,
345 along a line radial to the last described curve, a
346 distance of 12.50 feet to the point of curvature of a
347 non-tangent curve to the right, of which the radius
348 point lies N.02°47'34"W., a radial distance of
349 2,940.00 feet; thence westerly along the arc of said
350 curve, through a central angle of 24°02'05", an arc
351 length of 1,233.29 feet to the point of reverse
352 curvature of a curve to the left having a radius of
353 2,790.00 feet and a central angle of 31°26'50"; thence
354 westerly along the arc of said curve, a distance of
355 1,531.31 feet to the point of reverse curvature of a
356 curve to the right having a radius of 2,940.00 feet
357 and a central angle of 15°52'03"; thence westerly
358 along the arc of said curve, a distance of 814.20 feet
359 to the northerly line of a 50-foot wide gas line
360 easement as recorded in Official Record Book 27, Page
361 220 and Official Record Book 396, Page 91 of said
362 public records; thence N.59°42'53"E., along said
363 northerly line, a distance of 270.14 feet to the point
364 of curvature of a non-tangent curve to the left, of

365 which the radius point lies N.01°10'01"E., a radial
366 distance of 2,790.00 feet; thence easterly along the
367 arc of said curve, through a central angle of
368 11°22'19", an arc length of 553.75 feet to the point
369 of reverse curvature of a curve to the right having a
370 radius of 2,940.00 feet and a central angle of
371 31°26'50"; thence easterly along the arc of said
372 curve, a distance of 1,613.64 feet to the point of
373 reverse curvature of a curve to the left having a
374 radius of 2,790.00 feet and a central angle of
375 24°02'05"; thence easterly along the arc of said
376 curve, a distance of 1,170.37 feet to the end of said
377 curve; thence N.02°47'34"W., a distance of 12.50 feet
378 to the point of curvature of a non-tangent curve to
379 the left, of which the radius point lies
380 N.02°47'34"W., a radial distance of 2,777.50 feet;
381 thence easterly along the arc of said curve, through a
382 central angle of 12°46'49", an arc length of 619.55
383 feet to the point of tangency of said curve; thence
384 N.74°25'37"E., a distance of 12.28 feet to the point
385 of curvature of a curve to the left having a radius of
386 50.00 feet and a central angle of 55°27'02"; thence
387 northeasterly along the arc of said curve, an arc
388 length of 48.39 feet to a point on the south line of
389 Manatee County Pond Site Number 5, as recorded in
390 Official Record Book 1528, Page 7481 of said public
391 records; thence S.87°35'31"E., along a line non-
392 tangent to the last described curve, being the south

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

407
408 Said tract contains 650,151 square feet or 14.9254
409 acres, more or less.

410
411 Also:

412
413 A tract of land lying in Sections 7 and 8, Township 35
414 South, Range 19 East, Manatee County, Florida and
415 described as follows:

416
417 Commence at the Southeast corner of Section 7,
418 Township 35 South, Range 19 East; thence
419 S.89°34'35"E., a distance of 4,650.84 feet; thence
420 N.00°25'25"E., a distance of 1,889.17 feet; thence

421 S82°55'49"W, 912.79 feet to a point of curvature;
422 Thence 1,287.78 feet along the arc of said curve to
423 the left through a central angle of 34°25'49", said
424 curve having a radius of 2,143.00 feet and being
425 subtended by a chord which bears S65°42'55"W, 1,268.49
426 feet to a point of reverse curvature; Thence 1,575.56
427 feet along the arc of a curve to the right through a
428 central angle of 44°37'24", said curve having a radius
429 of 2,023.00 feet and being subtended by a chord which
430 bears S70°48'42"W, 1,536.04 feet to the point of
431 tangency of said curve; Thence N86°52'35"W, 1,131.57
432 feet to a point of curvature; Thence 79.90 feet along
433 the arc of said curve to the right through a central
434 angle of 91°33'16", said curve having a radius of
435 50.00 feet and being subtended by a chord which bears
436 N41°05'57"W, 71.66 feet to the point of tangency of
437 said curve; said point being a point on the east line
438 of Lakewood Ranch Boulevard as recorded in Official
439 Record Book 1429, Page 3703 of the Public Records of
440 Manatee County, Florida; thence along said east line
441 of Lakewood Ranch Boulevard, N04°40'41"E, 1649.56
442 feet; Thence N85°19'19"W, 120.00 feet to a point on
443 the west line of said Lakewood Ranch Boulevard, said
444 point being the northeast corner of Pond No. 4, as
445 described in Official Record Book 1528, Page 7481 and
446 corrected in Official Record Book 1540, Page 7918 of
447 said Public Records and being the POINT OF BEGINNING;
448 The following five (5) calls are along the northerly

449 and westerly lines of said Pond No. 4; Thence
450 S86°50'17"W, 227.27 feet; Thence S40°02'37"W, 121.13
451 feet; Thence S28°36'43"W, 108.34 feet; Thence
452 S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21
453 feet to a point on the northerly line of premises
454 described in Official Record Book 1859, Page 5334 of
455 said Public Records; the following fifteen (15) calls
456 are along said northerly line; Thence N22°59'39"W,
457 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence
458 S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67
459 feet; Thence S64°33'59"W, 57.70 feet; Thence
460 S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22
461 feet; Thence S72°42'09"W, 41.01 feet; Thence
462 N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49
463 feet; Thence N77°09'41"W, 34.90 feet; Thence
464 N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97
465 feet; Thence N59°06'15"W, 54.56 feet; Thence
466 S87°08'17"W, 75.46 feet to a point on the easterly
467 line of premises described in Official Record Book
468 2043, Page 123 of said Public Records: the following
469 three (3) calls are along said easterly line; Thence
470 N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88
471 feet; Thence N04°53'06"W, 605.45 feet to a point on
472 the arc of a curve, said point also being a point on
473 the southerly right-of-way line of 44th Avenue East
474 (175' wide right-of-way, at this point) as recorded in
475 Official Record Book 2191, Page 3454 of said Public
476 Records; the following three (3) calls are along said

477 southerly right-of-way line; Thence 552.19 feet along
478 the arc of said curve to the left through a central
479 angle of 10°42'56", said curve having a radius of
480 2,952.50 feet and being subtended by a chord which
481 bears N79°47'05"E, 551.38 feet to the point of
482 tangency of said curve; Thence N74°25'37"E, 69.64 feet
483 to a point of curvature; Thence 72.98 feet along the
484 arc of said curve to the right through a central angle
485 of 83°37'37", said curve having a radius of 50.00 feet
486 and being subtended by a chord which bears
487 S63°45'35"E, 66.67 feet to a point of compound
488 curvature, said point being a point on the westerly
489 right-of-way line of said Lakewood Ranch Boulevard;
490 the following two (2) calls are along said westerly
491 right-of-way line; Thence 901.48 feet along the arc of
492 said curve to the right through a central angle of
493 26°37'27", said curve having a radius of 1,940.00 feet
494 and being subtended by a chord which bears
495 S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22
496 feet to the POINT OF BEGINNING.

497
498 Containing 1,711,100 square feet or 39.2814 acres,
499 more or less.

500
501 Less:

502
503 Right-of-way for Lakewood Ranch Boulevard, as recorded
504 in Official Record Book 1429, Page 3703 Public Records

505 of Manatee County, Florida;
 506
 507 Less:
 508
 509 A portion of premises described in Warranty Deed to
 510 the County of Manatee, recorded in Official Record
 511 Book 1528, Page 7481 and Corrective Warranty Deed
 512 recorded in Official Record Book 1540, Page 7918
 513 Public Records of Manatee County, Florida;
 514
 515 Section 8, Township 35 South, Range 19 East:
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 517 All of Section 8, Township 35 South, Range 19 East;
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 519 Less:
 520
 521 Right-of-way for Lakewood Ranch Boulevard, as recorded
 522 in Official Record Book 1429, Page 3703 Public Records
 523 of Manatee County, Florida;
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 525 Less:
 526
 527 A portion of premises described in Warranty Deed to
 528 the County of Manatee, recorded in Official Record
 529 Book 1528, Page 7481 and Corrective Warranty Deed
 530 recorded in Official Record Book 1540, Page 7918
 531 Public Records of Manatee County, Florida;
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Section 9, Township 35 South, Range 19 East:

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

Section 10, Township 35 South, Range 19 East:

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

Less:

Road right-of-way for Lorraine Road;

Section 11, Township 35 South, Range 19 East:

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

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:

561 All of Section 14, Township 35 South, Range 19 East;
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 563 Section 15, Township 35 South, Range 19 East:
 564
 565 The east-half, the Southwest quarter of the northwest
 566 quarter, the southeast quarter of the southwest
 567 quarter, and the northeast quarter of the southwest
 568 quarter of Section 15, Township 35 South, Range 19
 569 East;
 570
 571 Less:
 572
 573 Road right-of-way for Lorraine Road and State Road 70;
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 575 Less:
 576
 577 The northeast quarter of the southwest quarter of the
 578 northwest quarter of Section 15, Township 35 South,
 579 Range 19 East;
 580
 581 Less:
 582
 583 The east 66 feet of the northwest quarter of the
 584 southwest quarter of the northwest quarter of Section
 585 15, Township 35 South, Range 19 East , described in
 586 Warranty Deed to Clive and Judith Morris, recorded in
 587 Official Record Book 1574, Page 2146;
 588 Less:

589
 590 Premises described in Special Warranty Deed to Peace
 591 River Electric Cooperative, Inc. described in Official
 592 Record Book 1542, Page 5178;

593
 594 Less:

595
 596 Premises described in Special Warranty Deed to Peace
 597 River Electric Cooperative, Inc. described in Official
 598 Record Book 1747, Page 6675;

599
 600 Less:

601
 602 That part included in the plat of Crawley Substation
 603 Roadway, recorded in Plat Book 43, Pages 84 and 85
 604 Public Records of Manatee County, Florida;

605
 606 Less:

607
 608 Fire House Site

609
 610 COMMENCE at a concrete monument found marking the
 611 occupied northwest corner of the southwest 1/4 of
 612 Section 15, Township 35 South, Ranch 19 East; thence
 613 S89°31'12"E, along the occupied north line of said
 614 southwest 1/4, a distance of 1343.23 ft. to the
 615 intersection with the west line of the northeast 1/4
 616 of said southwest 1/4; thence S00°04'29"E, along said

617 west line, a distance of 1281.86 ft., thence
 618 S87°56'19"E, a distance of 1049.55 ft. for a POINT OF
 619 BEGINNING, said point lying on the northerly right-of-
 620 way of 59th Avenue East, a 100 ft. wide public right-
 621 of-way as shown on "Crawley Substation Roadway", a
 622 roadway plat as recorded in Plat Book 43, Pages 84 and
 623 85, Public Records of Manatee County, Florida; thence
 624 continue S87°56'19"E, along said northerly right-of-
 625 way, a distance of 398.37 ft. to the intersection with
 626 the westerly line of that certain parcel of land as
 627 described and recorded in Official Records Book 1542,
 628 Page 5178, said Public Records; thence N00°25'16"W,
 629 along said westerly line, a distance of 547.23 ft.;
 630 thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a
 631 distance of 547.23 ft. to the POINT OF BEGINNING,
 632 being and lying in Section 15, Township 35 South,
 633 Range 19 East, Manatee County, Florida.

634
 635 Containing 5.00 acres, more or less.

636
 637 Section 16, Township 35 South, Range 19 East:

638
 639 All of Section 16, Township 35 South, Range 19 East;

640
 641 Less:

642
 643 Road right-of-way for State Road 70;

644

645 Less:
 646
 647 Road right-of-way for Pope Road
 648
 649 Less:
 650
 651 Premises described in Warranty Deed to the State of
 652 Florida Department of Transportation, recorded in
 653 Official Record Book 1915, Page 5768 Public Records of
 654 Manatee County, Florida;
 655
 656 Less:
 657
 658 Premises described in Warranty Deed to Covered Bridge
 659 Holdings III, LLC, recorded in Official Record Book
 660 1970, Page 707 Public Records of Manatee County,
 661 Florida;
 662
 663 Less:
 664
 665 Premises described in Warranty Deed to the Diocese of
 666 Venice, recorded in Official Record Book 1451, Page
 667 964, less premises conveyed to SMR 70, North 70, LLC,
 668 in Special Warranty Deed, recorded in Official Record
 669 Book 1928, Page 3315;
 670
 671 Less:
 672

673 | Premises described in Special Warranty Deed to the
 674 | Diocese of Venice, recorded in Official Record Book
 675 | 1928, Page 3321 Public Records of Manatee County,
 676 | Florida;

677 |
 678 | Section 17, Township 35 South, Range 19 East:

679 |
 680 | All of Section 17, Township 35 South, Range 19 East,
 681 | lying east of the right-of-way of Lakewood Ranch
 682 | Boulevard, as recorded in Official Record Book 1429,
 683 | Page 3703 Public Records of Manatee County, Florida;
 684 | Less:

685 |
 686 | Road right-of-way for State Road 70;

687 |
 688 | Less:

689 |
 690 | Premises described in Warranty Deed to the State of
 691 | Florida Department of Transportation, recorded in
 692 | Official Record Book 1915, Page 5768 Public Records of
 693 | Manatee County, Florida;

694 |
 695 | Less:

696 |
 697 | A portion of premises described in Warranty Deed to
 698 | the County of Manatee, recorded in Official Record
 699 | Book 1528, Page 7481 and Corrective Warranty Deed
 700 | recorded in Official Record Book 1540, Page 7918

701 Public Records of Manatee County, Florida;
 702
 703 Section 18, Township 35 South, Range 19 East:
 704
 705 All of Section 18, Township 35 South, Range 19 East,
 706 lying east of the right-of-way of Lakewood Ranch
 707 Boulevard, as recorded in Official Record Book 1429,
 708 Page 3703 Public Records of Manatee County, Florida;
 709
 710 Section 22, Township 35 South, Range 19 East:
 711
 712 That portion of Section 22, Township 35 South, Range
 713 19 East, lying northerly of the northerly right-of-way
 714 line of State Road 70;
 715
 716 Also:
 717
 718 That portion of Sections 22, 23 and 27, lying within
 719 the following described property:
 720
 721 DESCRIPTION (Proposed Braden River Mitigation Bank)
 722
 723 A tract of land lying in Sections 22, 23 and 27,
 724 Township 35 South, Range 19 East, Manatee County,
 725 Florida and described as follows:
 726
 727 Commence at the northwest corner of Section 21,
 728 Township 35 South, Range 19 East; thence S.89°24'47"E.

729 along the north line of said Section 21, a distance of
730 5379.98 feet to the northwest corner of said Section
731 22; thence S.00°30'23"W. along the west line of said
732 Section 22, a distance of 134.20 feet to a point on
733 the southerly Right-of-way line of State Road 70; the
734 following 4 calls are along said southerly right-of-
735 way line; thence S.89°19'57"E., a distance of 521.35
736 feet; thence S.89°21'15"E., a distance of 3,754.54
737 feet to the point of curvature of a curve to the right
738 having a radius of 1,777.86 feet and a central angle
739 of 34°24'33"; thence easterly along the arc of said
740 curve, an arc length of 1,067.70 feet to the point of
741 tangency of said curve; thence S.54°56'41"E., a
742 distance of 821.49 feet to the POINT OF BEGINNING;
743 thence continue S.54°56'41"E. along the above
744 mentioned southerly right-of-way line, a distance of
745 4,427.83 feet; thence S.15°00'00"W., a distance of
746 701.34 feet; thence N.71°00'00"W., a distance of
747 2,270.00 feet; thence S.45°00'00"W., a distance of
748 65.00 feet; thence S.00°00'00"W., a distance of 395.00
749 feet; thence S.86°30'00"W., a distance of 1,250.00
750 feet; thence S.00°00'00"W., a distance of 338.36 feet;
751 thence S.43°00'00"E., a distance of 155.00 feet;
752 thence S.00°00'00"W., a distance of 150.00 feet;
753 thence S.59°56'21"W., a distance of 110.00 feet;
754 thence N.63°00'00"W., a distance of 306.73 feet;
755 thence N.10°00'00"W., a distance of 299.62 feet;
756 thence S.89°37'37"W., a distance of 301.32 feet;

757 thence S.72°00'46"W., a distance of 368.15 feet;
 758 thence S.48°06'41"W., a distance of 169.68 feet;
 759 thence N.08°37'00"E., a distance of 159.00 feet;
 760 thence N.57°02'56"E., a distance of 594.02 feet;
 761 thence N.07°52'51"W., a distance of 27.87 feet; thence
 762 N.61°22'29"W., a distance of 167.29 feet; thence
 763 N.83°56'09"W., a distance of 103.18 feet; thence
 764 S.85°40'21"W., a distance of 75.29 feet; thence
 765 S.44°35'18"W., a distance of 66.94 feet; thence
 766 S.82°54'53"W., a distance of 86.64 feet; thence
 767 S.48°07'08"W., a distance of 74.53 feet; thence
 768 S.26°33'46"W., a distance of 49.90 feet; thence
 769 S.39°24'11"W., a distance of 50.01 feet to a point on
 770 the northerly line of a Conservation Easement as
 771 recorded in the Official Records Book 1524, Page 5098
 772 of the Public Records of Manatee County, Florida; the
 773 following 15 calls are along the northerly and
 774 westerly lines of said Conservation Easement; thence
 775 S.63°06'49"W., a distance of 38.30 feet; thence
 776 S.30°38'41"W., a distance of 53.69 feet; thence
 777 S.68°49'15"W., a distance of 91.30 feet; thence
 778 S.51°14'32"W., a distance of 68.98 feet; thence
 779 S.76°31'40"W., a distance of 62.88 feet; thence
 780 S.45°09'35"W., a distance of 35.02 feet; thence
 781 S.36°11'14"E., a distance of 48.92 feet; thence
 782 S.18°26'10"E., a distance of 45.74 feet; thence
 783 S.09°12'08"W., a distance of 19.73 feet; thence
 784 S.32°09'14"E., a distance of 76.50 feet; thence

785 S.07°27'24"E., a distance of 35.67 feet; thence
 786 S.29°09'12"E., a distance of 41.08 feet; thence
 787 S.11°37'55"E., a distance of 49.89 feet; thence
 788 S.51°55'08"E., a distance of 29.11 feet; thence
 789 S.67°03'11"E., a distance of 66.38 feet; thence
 790 N.66°35'24"E., a distance of 31.03 feet; thence
 791 S.45°47'43"E., a distance of 148.54 feet; thence
 792 S.18°48'41"W., a distance of 163.72 feet; thence
 793 S.82°50'11"W., a distance of 81.44 feet; thence
 794 N.69°18'50"W., a distance of 147.54 feet; thence
 795 N.16°28'56"W., a distance of 96.10 feet; thence
 796 N.07°30'43"W., a distance of 141.37 feet; thence
 797 S.65°00'00"W., a distance of 1,078.77 feet; thence
 798 S.83°00'00"W., a distance of 630.49 feet; thence
 799 S.62°15'00"W., a distance of 585.88 feet; thence
 800 S.55°30'00"W., a distance of 859.04 feet; thence
 801 S.35°00'00"W., a distance of 453.13 feet; thence
 802 S.69°00'00"W., a distance of 637.50 feet; thence
 803 N.65°15'00"W., a distance of 464.25 feet; thence
 804 N.35°51'00"W., a distance of 385.00 feet; thence
 805 N.83°00'00"W., a distance of 137.04 feet to the point
 806 of curvature of a non-tangent curve to the left, of
 807 which the radius point lies S.85°59'50"W., a radial
 808 distance of 6,090.00 feet; thence northerly along the
 809 arc of said curve, through a central angle of
 810 00°49'46", an arc length of 88.17 feet to the point of
 811 tangency of said curve; thence N.00°51'26"E., a
 812 distance of 490.58 feet; thence N.00°30'20"E., a

813 distance of 355.33 feet to the point of curvature of a
814 curve to the right having a radius of 2,880.00 feet
815 and a central angle of 07°28'45"; thence northerly
816 along the arc of said curve, an arc length of 375.94
817 feet to the end of said curve; thence S.67°11'02"E.
818 non-radial to
819 the last described curve, a distance of 629.23 feet;
820 thence S.81°49'22"E., a distance of 263.52 feet;
821 thence N.80°03'53"E., a distance of 275.24 feet;
822 thence N.69°59'29"E., a distance of 317.24 feet;
823 thence N.57°35'22"E., a distance of 178.26 feet;
824 thence N.81°03'05"E., a distance of 234.09 feet;
825 thence N.63°21'55"E., a distance of 439.23 feet;
826 thence N.44°11'27"E., a distance of 241.21 feet;
827 thence N.63°21'56"E., a distance of 148.94 feet;
828 thence N.74°49'49"E., a distance of 163.40 feet;
829 thence N.75°39'49"E., a distance of 461.38 feet;
830 thence N.52°24'58"E., a distance of 284.05 feet;
831 thence N.37°35'20"E., a distance of 294.52 feet;
832 thence N.33°58'26"E., a distance of 687.37 feet;
833 thence N.46°31'18"E., a distance of 195.52 feet;
834 thence N.76°15'16"E., a distance of 235.33 feet;
835 thence N.53°47'33"E., a distance of 231.66 feet;
836 thence N.15°20'53"E., a distance of 147.34 feet;
837 thence N.32°20'46"E., a distance of 368.15 feet;
838 thence S.83°51'29"E., a distance of 332.08 feet;
839 thence S.56°57'53"E., a distance of 139.47 feet;
840 thence N.35°53'49"E., a distance of 417.52 feet;

841 thence N.50°25'21"W., a distance of 348.47 feet;
 842 thence N.00°06'50"E., a distance of 135.65 feet;
 843 thence N.24°22'30"E., a distance of 201.08 feet;
 844 thence N.61°14'22"E., a distance of 113.08 feet;
 845 thence S.62°11'08"E., a distance of 197.43 feet to the
 846 point of curvature of a curve to the right having a
 847 radius of 100.00 feet and a central angle of
 848 88°54'40"; thence southerly along the arc of said
 849 curve, an arc length of 155.18 feet to the point of
 850 tangency of said curve; thence S.26°43'33"W., a
 851 distance of 224.96 feet; thence S.50°07'45"E., a
 852 distance of 125.37 feet; thence N.49°56'25"E., a
 853 distance of 228.41 feet; thence N.08°47'40"E., a
 854 distance of 153.43 feet; thence N.38°13'49"W., a
 855 distance of 139.09 feet; thence N.11°59'28"E., a
 856 distance of 271.56 feet; thence N.37°00'30"E., a
 857 distance of 306.68 feet to the POINT OF BEGINNING.

858
 859 Said tract contains 15,214,335 square feet or 349.2731
 860 acres, more or less.

861
 862 Also:

863
 864 That portion of Sections 22 and 23, lying within the
 865 following described property:

866
 867 A tract of land lying in Sections 22 and 23, Township
 868 35 South, Range 19 East, Manatee County, Florida and

869 being more particularly described as follows:
870
871 Commence at the southeast corner of Section 22,
872 Township 35 South, Range 19 East; thence N.89°29'42"W.
873 along the south line of said Section 22, 587.90 feet;
874 thence N.00°30'18"E., perpendicular with said south
875 line, a distance of 802.96 feet to the POINT OF
876 BEGINNING; thence N.66°35'24"E., a distance of 31.03
877 feet; thence S.45°47'43"E., a distance of 68.87 feet;
878 thence N.22°15'45"E., a distance of 66.77 feet; thence
879 N.21°25'53"E., a distance of 88.19 feet; thence
880 N.08°37'00"E., a distance of 159.00 feet; thence
881 N.57°02'56"E., a distance of 594.02 feet; thence
882 N.07°52'51"W., a distance of 27.87 feet; thence
883 N.61°22'29"W., a distance of 167.29 feet; thence
884 N.83°56'09"W., a distance of 103.18 feet; thence
885 S.85°40'21"W., a distance of 75.29 feet; thence
886 S.44°35'18"W., a distance of 66.94 feet; thence
887 S.82°54'53"W., a distance of 86.64 feet; thence
888 S.48°07'08"W., a distance of 74.53 feet; thence
889 S.26°33'46"W., a distance of 49.90 feet; thence
890 S.39°24'11"W., a distance of 50.01 feet to a point on
891 the northerly line of a Conservation Easement as
892 recorded in the Official Records Book 1524, Page 5098
893 of the Public Records of Manatee County, Florida; the
894 following 15 calls are along the northerly and
895 westerly lines of said Conservation Easement; thence
896 S.63°06'49"W., a distance of 38.30 feet; thence

897 S.30°38'41"W., a distance of 53.69 feet; thence
 898 S.68°49'15"W., a distance of 91.30 feet; thence
 899 S.51°14'32"W., a distance of 68.98 feet; thence
 900 S.76°31'40"W., a distance of 62.88 feet; thence
 901 S.45°09'35"W., a distance of 35.02 feet; thence
 902 S.36°11'14"E., a distance of 48.92 feet; thence
 903 S.18°26'10"E., a distance of 45.74 feet; thence
 904 S.09°12'08"W., a distance of 19.73 feet; thence
 905 S.32°09'14"E., a distance of 76.50 feet; thence
 906 S.07°27'24"E., a distance of 35.67 feet; thence
 907 S.29°09'12"E., a distance of 41.08 feet; thence
 908 S.11°37'55"E., a distance of 49.89 feet; thence
 909 S.51°55'08"E., a distance of 29.11 feet; thence
 910 S.67°03'11"E., a distance of 66.38 feet to the POINT
 911 OF BEGINNING.

913 Said tract contains 249,186 square feet or 5.7205
 914 acres, more or less.

916 Section 23, Township 35 South, Range 19 East:

918 That portion of Section 23, Township 35 South, Range
 919 19 East, lying north of State Road 70;

921 Also:

923 That portion of Section 23, Township 35 South, Range
 924 19 East, lying southerly of the right-of-way line for

925 | State Road 70, easterly of premises described in
 926 | Special Warranty Deed to Sarasota Development, L.L.C.,
 927 | recorded in Official Record Book 1892, Page 750 of
 928 | said Public Records and easterly of the (Proposed
 929 | Braden River Mitigation Bank), described above;
 930 |
 931 | Section 24, Township 35 South, Range 19 East:
 932 |
 933 | All of Section 24, Township 35 South, Range 19 East;
 934 |
 935 | Less:
 936 |
 937 | Right-of-way for State Road 70;
 938 |
 939 | Section 25, Township 35 South, Range 19 East:
 940 |
 941 | All of Section 25, Township 35 South, Range 19 East;
 942 | Less:
 943 |
 944 | Right-of-way for State Road 70;
 945 |
 946 | Section 26, Township 35 South, Range 19 East:
 947 |
 948 | All of Section 26, Township 35 South, Range 19 East,
 949 | including that portion of the Phase 2 Parcel,
 950 | described in Memorandum of Purchase Option Agreement,
 951 | recorded in Official Record Book 1892, Page 776 Public
 952 | Records of Manatee County, Florida, being more

953 particularly described below, under Section 27,
954 Township 35 South, Range 19 East;

955
956 Less:

957
958 Premises described in Special Warranty Deed to
959 Sarasota Development, L.L.C., recorded in Official
960 Record Book 1892, Page 750 Public Records of Manatee
961 County, Florida;

962
963 Section 27, Township 35 South, Range 19 East:

964
965 All of Section 27, lying southerly of the Phase 2
966 Parcel, described in Memorandum of Purchase Option
967 Agreement, recorded in Official Record Book 1892, Page
968 776 of said Public Records and southerly of the Phase
969 1 Parcel and Entry Road Parcel, described in Special
970 Warranty Deed to Sarasota Development, L.L.C.,
971 recorded in Official Record Book 1892, Page 750 Public
972 Records of Manatee County, Florida;

973
974 Also:

975
976 The Phase 2 Parcel, described in Memorandum of
977 Purchase Option Agreement, recorded in Official Record
978 Book 1892, Page 776 Public Records of Manatee County,
979 Florida, lying in Sections 26 and 27, Township 35
980 South, Range 19 East, described as follows:

981
982 A tract of land lying in Sections 26 and 27, Township
983 35 South, Range 19 East, Manatee County, Florida and
984 described as follows:

985
986 Commence at the Northwest corner of said Section 27;
987 thence S.89°29'32"E. along the north line of said
988 Section 27, a distance of 56.31 feet to a point on the
989 easterly line of Lorraine Road, a 120-foot wide public
990 right-of-way, also being point of curvature of a non-
991 tangent curve to the left, of which the radius point
992 lies N.89°18'01"E., a radial distance of 5,940.00
993 feet; thence southerly along the arc of said curve,
994 through a central angle of 04°26'58", an arc length of
995 461.28 feet to the point of reverse curvature of a
996 curve to the right having a radius of 6,060.00 feet
997 and a central angle of 05°31'12"; thence southerly
998 along the arc of said curve, a distance of 583.83 feet
999 to the end of said curve; thence S.89°37'46"E. along a
1000 line radial to the last described curve, a distance of
1001 240.68 feet; thence S.40°36'26"E., a distance of
1002 257.70 feet; thence S.81°04'26"E., a distance of
1003 540.66 feet; thence S.49°05'50"E., a distance of
1004 215.16 feet; thence N.40°54'10"E., a distance of
1005 656.03 feet; thence N.69°00'00"E., a distance of
1006 414.64 feet to the point of curvature of a curve to
1007 the right having a radius of 325.00 feet and a central
1008 angle of 93°51'32"; thence southeasterly along the arc

1009 of said curve, an arc length of 532.40 feet to the
 1010 point of tangency of said curve; thence S.17°08'28"E.,
 1011 a distance of 477.41 feet to the point of curvature of
 1012 a curve to the left having a radius of 1,304.68 feet
 1013 and a central angle of 46°09'43"; thence southeasterly
 1014 along the arc of said curve, an arc length of 1,051.15
 1015 feet to the point of compound curvature of a curve to
 1016 the left having a radius of 300.00 feet and a central
 1017 angle of 27°41'00"; thence easterly along the arc of
 1018 said curve, an arc length of 144.95 feet to the point
 1019 of reverse curvature of a curve to the right having a
 1020 radius of 300.00 feet and a central angle of
 1021 33°34'45"; thence easterly along the arc of said
 1022 curve, a distance of 175.82 feet to the point of
 1023 reverse curvature of a curve to the left having a
 1024 radius of 500.00 feet and a central angle of
 1025 14°40'42"; thence southeasterly along the arc of said
 1026 curve, a distance of 128.09 feet to the POINT OF
 1027 BEGINNING; thence N.39°42'17"E., a distance of
 1028 1,366.14 feet; thence N.71°15'17"E., a distance of
 1029 132.13 feet to the point of curvature of a curve to
 1030 the right having a radius of 265.00 feet and a central
 1031 angle of 28°19'05"; thence easterly along the arc of
 1032 said curve, an arc length of 130.97 feet to the point
 1033 of reverse curvature of a curve to the left having a
 1034 radius of 155.00 feet and a central angle of
 1035 30°13'47"; thence easterly along the arc of said
 1036 curve, a distance of 81.78 feet to the point of

1037 reverse curvature of a curve to the right having a
1038 radius of 270.00 feet and a central angle of
1039 23°31'53"; thence easterly along the arc of said
1040 curve, a distance of 110.89 feet to the point of
1041 reverse curvature of a curve to the left having a
1042 radius of 95.00 feet and a central angle of 52°06'49";
1043 thence northeasterly along the arc of said curve, a
1044 distance of 86.41 feet to the point of tangency of
1045 said curve; thence N.40°45'38"E., a distance of 298.99
1046 feet to the point of curvature of a curve to the left
1047 having a radius of 30.00 feet and a central angle of
1048 33°41'32"; thence northeasterly along the arc of said
1049 curve, an arc length of 17.64 feet to the point of
1050 tangency of said curve; thence N.07°04'07"E., a
1051 distance of 174.24 feet to the point of curvature of a
1052 curve to the left having a radius of 80.00 feet and a
1053 central angle of 27°39'30"; thence northerly along the
1054 arc of said curve, an arc length of 38.62 feet to the
1055 point of tangency of said curve; thence N.20°35'23"W.,
1056 a distance of 166.34 feet to the point of curvature of
1057 a curve to the right having a radius of 70.00 feet and
1058 a central angle of 77°05'18"; thence northerly along
1059 the arc of said curve, an arc length of 94.18 feet to
1060 the point of compound curvature of a curve to the
1061 right having a radius of 750.00 feet and a central
1062 angle of 07°46'18"; thence northeasterly along the arc
1063 of said curve, an arc length of 101.73 feet to the
1064 point of compound curvature of a curve to the right

1065 having a radius of 220.00 feet and a central angle of
1066 88°47'03"; thence easterly along the arc of said
1067 curve, an arc length of 340.91 feet to the point of
1068 reverse curvature of a curve to the left having a
1069 radius of 130.00 feet and a central angle of
1070 26°24'49"; thence southeasterly along the arc of said
1071 curve, a distance of 59.93 feet to the point of
1072 reverse curvature of a curve to the right having a
1073 radius of 120.00 feet and a central angle of
1074 55°00'55"; thence southeasterly along the arc of said
1075 curve, a distance of 115.22 feet to the point of
1076 reverse curvature of a curve to the left having a
1077 radius of 130.00 feet and a central angle of
1078 108°23'06"; thence southeasterly along the arc of said
1079 curve, a distance of 245.92 feet to the point of
1080 tangency of said curve; thence N.73°16'16"E., a
1081 distance of 141.48 feet to the point of curvature of a
1082 curve to the left having a radius of 70.00 feet and a
1083 central angle of 82°19'35"; thence northeasterly along
1084 the arc of said curve, an arc length of 100.58 feet to
1085 the point of reverse curvature of a curve to the right
1086 having a radius of 70.00 feet and a central angle of
1087 68°01'53"; thence northeasterly along the arc of said
1088 curve, a distance of 83.12 feet to the point of
1089 reverse curvature of a curve to the left having a
1090 radius of 95.00 feet and a central angle of 60°36'52";
1091 thence northeasterly along the arc of said curve, a
1092 distance of 100.50 feet to the point of tangency of

1093 said curve; thence N.01°38'19"W., a distance of 186.20
 1094 feet; thence N.88°23'11"E., a distance of 344.58 feet
 1095 to the point of curvature of a non-tangent curve to
 1096 the left, of which the radius point lies
 1097 N.88°23'11"E., a radial distance of 115.00 feet;
 1098 thence southeasterly along the arc of said curve,
 1099 through a central angle of 105°16'41", an arc length
 1100 of 211.31 feet to the point of reverse curvature of a
 1101 curve to the right having a radius of 220.00 feet and
 1102 a central angle of 81°21'02"; thence southeasterly
 1103 along the arc of said curve, a distance of 312.36 feet
 1104 to the point of tangency of said curve; thence
 1105 S.25°32'28"E., a distance of 142.25 feet to the point
 1106 of curvature of a curve to the left having a radius of
 1107 155.00 feet and a central angle of 127°49'24"; thence
 1108 easterly along the arc of said curve, an arc length of
 1109 345.80 feet to the point of reverse curvature of a
 1110 curve to the right having a radius of 145.00 feet and
 1111 a central angle of 50°15'09"; thence northeasterly
 1112 along the arc of said curve, a distance of 127.18 feet
 1113 to the point of reverse curvature of a curve to the
 1114 left having a radius of 130.00 feet and a central
 1115 angle of 127°23'16"; thence northerly along the arc of
 1116 said curve, a distance of 289.03 feet to the point of
 1117 reverse curvature of a curve to the right having a
 1118 radius of 30.00 feet and a central angle of 62°22'12";
 1119 thence northerly along the arc of said curve, a
 1120 distance of 32.66 feet to the point of tangency of

1121 said curve; thence N.11°52'14"E., a distance of 47.37
1122 feet; thence N.88°23'11"E., a distance of 424.82 feet
1123 to the point of curvature of a curve to the right
1124 having a radius of 500.00 feet and a central angle of
1125 17°30'03"; thence easterly along the arc of said
1126 curve, an arc length of 152.72 feet to the point of
1127 reverse curvature of a curve to the left having a
1128 radius of 500.00 feet and a central angle of
1129 15°22'06"; thence easterly along the arc of said
1130 curve, a distance of 134.11 feet to the point of
1131 reverse curvature of a curve to the right having a
1132 radius of 750.00 feet and a central angle of
1133 31°38'30"; thence easterly along the arc of said
1134 curve, a distance of 414.19 feet to the point of
1135 reverse curvature of a curve to the left having a
1136 radius of 300.00 feet and a central angle of
1137 64°53'57"; thence easterly along the arc of said
1138 curve, a distance of 339.81 feet to the point of
1139 tangency of said curve; thence N.57°15'40"E., a
1140 distance of 219.84 feet; thence S.37°15'24"E., a
1141 distance of 54.75 feet; thence S.19°56'50"E., a
1142 distance of 97.95 feet; thence S.24°32'50"E., a
1143 distance of 61.35 feet; thence S.22°56'33"E., a
1144 distance of 70.86 feet; thence S.31°12'58"E., a
1145 distance of 30.80 feet; thence S.17°19'12"E., a
1146 distance of 83.40 feet; thence S.12°40'53"E., a
1147 distance of 88.21 feet; thence S.11°11'41"E., a
1148 distance of 95.61 feet; thence S.20°13'54"E., a

1149 distance of 93.20 feet; thence S.08°13'38"E., a
 1150 distance of 82.77 feet; thence S.23°07'39"W., a
 1151 distance of 85.27 feet; thence S.36°11'08"W., a
 1152 distance of 55.31 feet; thence S.33°40'31"W., a
 1153 distance of 64.96 feet; thence S.24°59'05"W., a
 1154 distance of 39.88 feet; thence S.01°57'16"E., a
 1155 distance of 42.48 feet; thence S.41°44'47"E., a
 1156 distance of 64.61 feet; thence S.66°37'53"E., a
 1157 distance of 64.05 feet; thence N.89°47'09"E., a
 1158 distance of 82.13 feet; thence S.85°44'48"E., a
 1159 distance of 30.22 feet; thence S.45°05'19"E., a
 1160 distance of 111.73 feet; thence S.14°16'58"E., a
 1161 distance of 38.36 feet; thence S.45°20'10"W., a
 1162 distance of 124.58 feet to the point of curvature of a
 1163 curve to the right having a radius of 300.00 feet and
 1164 a central angle of 31°57'45"; thence southwesterly
 1165 along the arc of said curve, an arc length of 167.36
 1166 feet to the point of tangency of said curve; thence
 1167 S.77°17'56"W., a distance of 121.43 feet to the point
 1168 of curvature of a curve to the left having a radius of
 1169 200.00 feet and a central angle of 22°43'46"; thence
 1170 southwesterly along the arc of said curve, an arc
 1171 length of 79.34 feet to the point of tangency of said
 1172 curve; thence S.54°34'10"W., a distance of 441.05 feet
 1173 to the point of curvature of a curve to the right
 1174 having a radius of 200.00 feet and a central angle of
 1175 42°19'55"; thence westerly along the arc of said
 1176 curve, an arc length of 147.77 feet to the point of

1177 reverse curvature of a curve to the left having a
1178 radius of 200.00 feet and a central angle of
1179 16°51'13"; thence westerly along the arc of said
1180 curve, a distance of 58.83 feet to the point of
1181 tangency of said curve; thence S.80°02'52"W., a
1182 distance of 293.78 feet to the point of curvature of a
1183 curve to the right having a radius of 200.00 feet and
1184 a central angle of 49°09'14"; thence westerly along
1185 the arc of said curve, an arc length of 171.58 feet to
1186 the point of reverse curvature of a curve to the left
1187 having a radius of 200.00 feet and a central angle of
1188 38°04'03"; thence westerly along the arc of said
1189 curve, a distance of 132.88 feet to the point of
1190 tangency of said curve; thence N.88°51'58"W., a
1191 distance of 87.04 feet to the point of curvature of a
1192 curve to the left having a radius of 500.00 feet and a
1193 central angle of 22°24'10"; thence westerly along the
1194 arc of said curve, an arc length of 195.50 feet to the
1195 point of reverse curvature of a curve to the right
1196 having a radius of 300.00 feet and a central angle of
1197 43°13'43"; thence westerly along the arc of said
1198 curve, a distance of 226.35 feet to the point of
1199 reverse curvature of a curve to the left having a
1200 radius of 200.00 feet and a central angle of
1201 32°02'15"; thence westerly along the arc of said
1202 curve, a distance of 111.83 feet to the point of
1203 reverse curvature of a curve to the right having a
1204 radius of 300.00 feet and a central angle of

1205 23°01'12"; thence westerly along the arc of said
1206 curve, a distance of 120.53 feet to the point of
1207 reverse curvature of a curve to the left having a
1208 radius of 300.00 feet and a central angle of
1209 20°39'54"; thence westerly along the arc of said
1210 curve, a distance of 108.20 feet to the point of
1211 tangency of said curve; thence S.82°16'39"W., a
1212 distance of 205.12 feet to the point of curvature of a
1213 curve to the left having a radius of 300.00 feet and a
1214 central angle of 25°22'04"; thence westerly along the
1215 arc of said curve, an arc length of 132.83 feet to the
1216 point of tangency of said curve; thence S.56°54'35"W.,
1217 a distance of 16.80 feet to the point of curvature of
1218 a curve to the right having a radius of 300.00 feet
1219 and a central angle of 32°18'02"; thence westerly
1220 along the arc of said curve, an arc length of 169.13
1221 feet to the point of tangency of said curve; thence
1222 S.89°12'37"W., a distance of 130.29 feet to the point
1223 of curvature of a curve to the left having a radius of
1224 300.00 feet and a central angle of 34°39'07"; thence
1225 westerly along the arc of said curve, an arc length of
1226 181.44 feet to the point of tangency of said curve;
1227 thence S.54°33'30"W., a distance of 58.73 feet to the
1228 point of curvature of a curve to the right having a
1229 radius of 500.00 feet and a central angle of
1230 36°25'43"; thence westerly along the arc of said
1231 curve, an arc length of 317.90 feet to the point of
1232 tangency of said curve; thence N.89°00'47"W., a

1233 distance of 111.19 feet to the point of curvature of a
1234 curve to the left having a radius of 500.00 feet and a
1235 central angle of 22°46'21"; thence westerly along the
1236 arc of said curve, an arc length of 198.73 feet to the
1237 point of tangency of said curve; thence S.68°12'52"W.,
1238 a distance of 55.21 feet to the point of curvature of
1239 a curve to the right having a radius of 500.00 feet
1240 and a central angle of 20°06'52"; thence westerly
1241 along the arc of said curve, an arc length of 175.53
1242 feet to the point of tangency of said curve; thence
1243 S.88°19'44"W., a distance of 135.20 feet to the point
1244 of curvature of a curve to the left having a radius of
1245 300.00 feet and a central angle of 22°54'06"; thence
1246 westerly along the arc of said curve, an arc length of
1247 119.91 feet to the point of tangency of said curve;
1248 thence S.65°25'38"W., a distance of 102.22 feet to the
1249 point of curvature of a curve to the right having a
1250 radius of 300.00 feet and a central angle of
1251 33°05'48"; thence westerly along the arc of said
1252 curve, an arc length of 173.29 feet to the point of
1253 tangency of said curve; thence N.81°28'34"W., a
1254 distance of 29.29 feet to the point of curvature of a
1255 curve to the left having a radius of 300.00 feet and a
1256 central angle of 26°43'39"; thence westerly along the
1257 arc of said curve, an arc length of 139.94 feet to the
1258 point of tangency of said curve; thence S.71°47'48"W.,
1259 a distance of 174.58 feet to the point of curvature of
1260 a curve to the right having a radius of 300.00 feet

1261 and a central angle of 36°07'04"; thence westerly
 1262 along the arc of said curve, an arc length of 189.11
 1263 feet to the point of tangency of said curve; thence
 1264 N.72°05'08"W., a distance of 687.44 feet to the POINT
 1265 OF BEGINNING.

1266
 1267 Said tract contains 7,769,611 square feet or 178.3657
 1268 acres, more or less.

1269
 1270 Less:

1271
 1272 DESCRIPTION: Special Warranty Deed - O.R. Book 2221,
 1273 Page 4402

1274
 1275 A tract of land lying in Section 27, Township 35
 1276 South, Range 19 East, Manatee County, Florida and
 1277 described as follows:

1278
 1279 Commence at the Northwest corner of said Section 27;
 1280 thence S.89°29'32"E. along the north line of said
 1281 Section 27, a distance of 56.31 feet to a point on the
 1282 easterly line of Lorraine Road, a 120-foot wide public
 1283 right-of-way, also being the point of curvature of a
 1284 non-tangent curve to the left, of which the radius
 1285 point lies N.89°18'01"E., a radial distance of
 1286 5,940.00 feet; thence southerly along the arc of said
 1287 curve, through a central angle of 04°26'58", an arc
 1288 length of 461.28 feet to the point of reverse

1289 curvature of a curve to the right having a radius of
 1290 6,060.00 feet and a central angle of 05°31'12"; thence
 1291 southerly along the arc of said curve, a distance of
 1292 583.83 feet to the end of said curve; thence
 1293 S.89°37'46"E. along a line radial to the last
 1294 described curve, a distance of 240.68 feet; thence
 1295 S.40°36'26"E. a distance of 257.70 feet; thence
 1296 S.81°04'26"E. a distance of 540.66 feet; thence
 1297 S.49°05'50"E. a distance of 215.16 feet; thence
 1298 N.40°54'10"E. a distance of 656.03 feet; thence
 1299 N.69°00'00"E. a distance of 257.96 feet the POINT OF
 1300 BEGINNING; thence N.69°00'00"E., a distance of 156.67
 1301 feet to the point of curvature of a curve to the right
 1302 having a radius of 325.00 feet and a central angle of
 1303 88°23'34"; thence southeasterly along the arc of said
 1304 curve, an arc length of 501.39 feet to the point of
 1305 tangency of said curve; thence N.57°58'54"W., a
 1306 distance of 261.63 feet to the point of curvature of a
 1307 non-tangent curve to the left, of which the radius
 1308 point lies S.16°31'11"W., a radial distance of 275.00
 1309 feet; thence westerly along the arc of said curve,
 1310 through a central angle of 33°06'57", an arc length of
 1311 158.94 feet to the point of reverse curvature of a
 1312 curve to the right having a radius of 332.00 feet and
 1313 a central angle of 20°43'35"; thence westerly along
 1314 the arc of said curve, a distance of 120.10 feet to
 1315 the point of reverse curvature of a curve to the left
 1316 having a radius of 268.00 feet and a central angle of

1317 14°02'42"; thence westerly along the arc of said
 1318 curve, a distance of 65.70 feet to the point of
 1319 tangency of said curve to the POINT OF BEGINNING.

1320
 1321 Said tract contains 26,076 square feet or 0.5986
 1322 acres, more or less.

1323
 1324 Less:

1325
 1326 DESCRIPTION: Special Warranty Deed - O.R. Book 2221,
 1327 Page 4402

1328
 1329 A tract of land lying in Section 27, Township 35
 1330 South, Range 19 East, Manatee County, Florida and
 1331 described as follows:

1332
 1333 Commence at the northwest corner of said Section 27;
 1334 thence S.89°29'32"E., along the north line of said
 1335 Section 27, a distance of 56.31 feet to a point on the
 1336 easterly line of Lorraine Road, a 120-foot wide right-
 1337 of-way, also being the point of curvature of a non-
 1338 tangent curve to the left, of which the radius point
 1339 lies N.89°18'01"E., a radial distance of 5,940.00
 1340 feet; thence southerly along the arc of said curve,
 1341 through a central angle of 04°26'58", an arc length of
 1342 461.28 feet to the point of reverse curvature of a
 1343 curve to the right having a radius of 6,060.00 feet
 1344 and a central angle of 05°31'12"; thence southerly

1345 along the arc of said curve, a distance of 583.83 feet
1346 to the end of said curve, said point also being the
1347 southwest corner of the Access Parcel as described in
1348 Official Records Book 1892, page 750 of the Public
1349 Records of Manatee County, Florida; the following five
1350 calls are along the south boundary line of said Access
1351 Parcel; thence S.89°37'46"E., along a line radial to
1352 the last described curve, a distance of 240.68 feet;
1353 thence S.40°36'26"E., a distance of 257.70 feet;
1354 thence S.81°04'26"E., a distance of 540.66 feet;
1355 thence S.49°05'50"E., a distance of 215.16 feet;
1356 thence N.40°54'10"E., a distance of 656.03 feet to a
1357 point on the south boundary line of Parcel 1, as
1358 recorded in Official Record Book 1892, Page 750, of
1359 said Public Records; thence N.69°00'00"E., along said
1360 south boundary line, a distance of 257.96 feet to the
1361 point of curvature of a non-tangent curve to the
1362 right, of which the radius point lies S.09°54'54"E., a
1363 radial distance of 268.00 feet; thence easterly along
1364 the arc of said curve, through a central angle of
1365 14°02'42", an arc length of 65.70 feet to the point of
1366 reverse curvature of a curve to the left having a
1367 radius of 332.00 feet and a central angle of
1368 20°43'35"; thence easterly along the arc of said
1369 curve, a distance of 120.10 feet to the point of
1370 reverse curvature of a curve to the right having a
1371 radius of 275.00 feet and a central angle of
1372 33°06'57"; thence easterly along the arc of said

1373 curve, a distance of 158.94 feet to the end of said
 1374 curve; thence S.57°58'54"E., along a line non-tangent
 1375 to the last described curve, a distance of 261.63 feet
 1376 to the point of curvature of a non-tangent curve to
 1377 the right, of which the radius point lies
 1378 S.67°23'34"W., a radial distance of 325.00 feet, said
 1379 point being the POINT OF BEGINNING; thence along the
 1380 arc, in a southerly direction, passing through a
 1381 central angle of 05°27'58", an arc length of 31.01
 1382 feet to the point of tangency of said curve; thence
 1383 S.17°08'28"E., a distance of 477.41 feet; thence
 1384 N.17°18'27"W., a distance of 508.37 feet to the POINT
 1385 OF BEGINNING.

1386
 1387 Said tract contains 360 square feet or 0.01 acres,
 1388 more or less.

1389
 1390 Less:

1391
 1392 DESCRIPTION: Special Warranty Deed - O.R. 2221, Page
 1393 4411

1394
 1395 A tract of land lying in Section 27, Township 35
 1396 South, Range 19 East, Manatee County, Florida and
 1397 described as follows:

1398
 1399 Commence at the Northwest corner of said Section 27;
 1400 thence S.89°29'32"E. along the north line of said

1401 Section 27, a distance of 56.31 feet to a point on the
 1402 easterly line of Lorraine Road, a 120-foot wide public
 1403 right-of-way, also being the point of curvature of a
 1404 non-tangent curve to the left, of which the radius
 1405 point lies N.89°18'01"E., a radial distance of
 1406 5,940.00 feet; thence southerly along the arc of said
 1407 curve, through a central angle of 04°26'58", an arc
 1408 length of 461.28 feet to the point of reverse
 1409 curvature of a curve to the right having a radius of
 1410 6,060.00 feet and a central angle of 05°31'12"; thence
 1411 southerly along the arc of said curve, a distance of
 1412 583.83 feet to the end of said curve, said point being
 1413 the southwest corner of the Access Parcel as described
 1414 in Official Record Book 1892, Page 750 of the Public
 1415 Records of Manatee County, Florida; the following
 1416 four (4) calls are along the southerly line of said
 1417 Access Parcel; (1) thence S.89°37'46"E. along a line
 1418 radial to the last described curve, a distance of
 1419 240.68 feet; (2) thence S.40°36'26"E. a distance of
 1420 257.70 feet; (3) thence S.81°04'26"E. a distance of
 1421 540.66 feet; (4) thence S.49°05'50"E. a distance of
 1422 215.16 feet; thence N.40°54'10"E., along the south
 1423 line of said Access Parcel and the south line of Phase
 1424 1, as described in said Official Record Book 1892,
 1425 Page 750, a distance of 462.14 feet to the POINT OF
 1426 BEGINNING; the following two (2) calls are along the
 1427 south line of said Phase 1; (1) thence continue
 1428 N.40°54'10"E., a distance of 193.89 feet; (2) thence

1429 N.69°00'00"E., a distance of 257.96 feet to the point
 1430 of curvature of a non-tangent curve to the right, of
 1431 which the radius point lies S.09°54'54"E., a radial
 1432 distance of 268.00 feet; thence easterly along the arc
 1433 of said curve, through a central angle of 14°02'42",
 1434 an arc length of 65.70 feet to the point of reverse
 1435 curvature of a curve to the left having a radius of
 1436 332.00 feet and a central angle of 20°43'35"; thence
 1437 easterly along the arc of said curve, a distance of
 1438 120.10 feet to the point of reverse curvature of a
 1439 curve to the right having a radius of 275.00 feet and
 1440 a central angle of 33°06'57"; thence easterly along
 1441 the arc of said curve, a distance of 158.94 feet to
 1442 the end of said curve; thence S.57°58'54"E., a
 1443 distance of 261.63 feet to the northerly line of
 1444 Country Club East Investors, LLC property, as recorded
 1445 in Official Record Book 2094, Page 2170, of said
 1446 Public Records; thence S.17°18'27"E., along said
 1447 northerly line, a distance of 43.59 feet; thence
 1448 N.56°24'12"W., a distance of 287.20 feet to the point
 1449 of curvature of a non-tangent curve to the left, of
 1450 which the radius point lies S.32°01'06"W., a radial
 1451 distance of 32.50 feet; thence northwesterly along the
 1452 arc of said curve, through a central angle of
 1453 17°15'45", an arc length of 9.79 feet to the point of
 1454 compound curvature of a curve to the left having a
 1455 radius of 254.50 feet and a central angle of
 1456 31°21'08"; thence westerly along the arc of said

1457 curve, an arc length of 139.26 feet to the point of
1458 reverse curvature of a curve to the right having a
1459 radius of 352.50 feet and a central angle of
1460 09°54'31"; thence westerly along the arc of said
1461 curve, a distance of 60.96 feet to the point of
1462 reverse curvature of a curve to the left having a
1463 radius of 32.50 feet and a central angle of 37°05'48";
1464 thence southwesterly along the arc of said curve, a
1465 distance of 21.04 feet to the point of curvature of a
1466 non-tangent curve to the right, of which the radius
1467 point lies N.43°46'37"W., a radial distance of 212.50
1468 feet; thence westerly along the arc of said curve,
1469 through a central angle of 44°56'31", an arc length of
1470 166.68 feet to the point of reverse curvature of a
1471 curve to the left having a radius of 287.50 feet and a
1472 central angle of 50°15'44"; thence southwesterly along
1473 the arc of said curve, a distance of 252.21 feet to
1474 the point of tangency of said curve; thence
1475 S.40°54'10"W., a distance of 111.31 feet; thence
1476 N.49°05'50"W., a distance of 42.50 feet to the POINT
1477 OF BEGINNING.

1478
1479 Said tract contains 39,215 square feet or 0.9003
1480 acres, more or less.

1481
1482 Less:

1483
1484 Right-of-way for Lorraine Road;

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Section 34, Township 35 South, Range 19 East:

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

Less:

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

Less:

Premises described in Special Warranty Deed to the
Diocese of Venice, recorded in Official Record Book
1532, Page 5848, Less and except premises described in
Special Warranty Deed to Schroeder-Manatee Ranch,
Inc., recorded in Official Record Book 1928, Page 3242
of said Public Records:

Less:

Premises described in Special Warranty Deed to the
Diocese of Venice, recorded in Official Record Book
1928, Page 3248 Public Records of Manatee County,

1513 | Florida;
 1514 |
 1515 | Less:
 1516 |
 1517 | Premises described in Corrective Warranty Deed to
 1518 | Harvest United Methodist Church, Inc., recorded in
 1519 | Official Record Book 1747, Page 777 of said Public
 1520 | Records:
 1521 |
 1522 | Less:
 1523 |
 1524 | Premises described in Corrective Special Warranty Deed
 1525 | to Cornerstone Presbyterian Church of Sarasota, Inc.,
 1526 | recorded in Official Record Book 1655, Page 5526 of
 1527 | said Public Records and being more particularly
 1528 | described as follows:
 1529 |
 1530 | Description: Cornerstone Presbyterian Church of
 1531 | Sarasota, Inc. - OR 1655, Page 5526
 1532 |
 1533 | Commence at the Southwest corner of Section 34,
 1534 | Township 35 S, Range 19 E, thence S 89 58'32" E along
 1535 | the Southerly line of said Section 34 (same being the
 1536 | County line), a distance of 618.97 feet to the
 1537 | intersection with the centerline of "Lorraine Road"
 1538 | (120 feet wide); thence N 00 01'28" E along the
 1539 | centerline of said "Lorraine Road", 1020.28 feet;
 1540 | thence S 89 58'32" E, perpendicular with said

1541 centerline, a distance of 60.00 feet to the
1542 intersection with the Easterly line of said "Lorraine
1543 Road" for a Point of Beginning; thence N00 01'28" E,
1544 along said Easterly line, a distance of 382.49 feet to
1545 the P.C. of a curve concave to the West, having a
1546 radius of 10560.00 feet; thence run Northerly along
1547 said Easterly line and the arc of said curve, through
1548 a central angle of 01 56'28", a distance of 357.76
1549 feet to the P.R.C. of a curve concave to the
1550 Southeast, having a radius of 50.00 feet; thence
1551 leaving said Easterly line, run Northeasterly along
1552 the arc of said curve, through a central angle of 90
1553 00'00", a distance of 78.54 feet to the P.T. of said
1554 curve; thence N 88 05'00"E 446.97 feet; thence S 00
1555 01'28" W 806.99 feet; thence N 89 58'32" W a distance
1556 of 488.93 feet to the Point of Beginning. Being and
1557 lying in Section 34, Township 35 S, Range 19 E,
1558 Manatee County, Florida.

1559
1560 Section 35, Township 35 South, Range 19 East:

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1562 All of Section 35, Township 35 South, Range 19 East;

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1564 Section 36, Township 35 South, Range 19 East:

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1566 All of Section 36, Township 35 South, Range 19 East;

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1568 Section 1, Township 36 South, Range 19 East:

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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;

Less:

Premises described in Special Warranty Deed to Polo
Ranches of Sarasota, Inc., recorded in Official Record
Book 2602, Page 702 of the Public Records of Sarasota
County, Florida;

Less:

Premises described in Special Warranty Deed to Polo
Ranches of Sarasota, Inc., recorded in Official
Instrument Number 2000076164 of the Public Records of
Sarasota County, Florida;

Section 4, Township 36 South, Range 19 East:

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

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Less:

Premises described in Special Warranty Deed to Polo
Ranches of Sarasota, Inc., recorded in Official Record
Book 2602, Page 702 of the Public Records of Sarasota
County, Florida;

Less:

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

Section 5, Township 36 South, Range 19 East:

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

Also:

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

1625
 1626 Premises described in Warranty Deed to Out-of-Door
 1627 Academy of Sarasota, Inc., recorded in Official Record
 1628 Book 2858, Page 189 of the Public Records of Sarasota
 1629 County, Florida
 1630
 1631 Lakewood Ranch Corporate Park, Unit 3C, recorded in
 1632 Plat Book 43, Page 34, Public Records of Sarasota
 1633 County, Florida;
 1634
 1635 Lakewood Ranch Corporate Park, Unit 3B, recorded in
 1636 Plat Book 42, Page 30, Public Records of Sarasota
 1637 County, Florida;
 1638
 1639 Lakewood Ranch Corporate Park, Unit 3A, recorded in
 1640 Plat Book 41, Page 19, Public Records of Sarasota
 1641 County, Florida;
 1642
 1643 Lakewood Ranch Corporate Park, Unit 1, recorded in
 1644 Plat Book 38, Page 26, Public Records of Sarasota
 1645 County, Florida;
 1646
 1647 Lakewood Ranch Corporate Park, Unit 4, Phase 1,
 1648 recorded in Plat Book 43, Page 22, Public Records of
 1649 Sarasota County, Florida;
 1650
 1651 Section 6, Township 36 South, Range 19 East:
 1652

1653 That portion of Section 6, Township 36 South, Range 19
 1654 East, lying east of the right-of-way of Interstate 75
 1655 and south of the following described properties:

1656
 1657 Lakewood Ranch Corporate Park, Unit 4, Phase 1,
 1658 recorded in Plat Book 43, Page 22, Public Records of
 1659 Sarasota County, Florida;

1660
 1661 Lakewood Ranch Corporate Park, Unit 4, recorded in
 1662 Plat Book 40, Page 37, Public Records of Sarasota
 1663 County, Florida;

1664
 1665 Lakewood Ranch Corporate Park, Unit 6, Phase 2,
 1666 recorded in Plat Book 42, Page 23, Public Records of
 1667 Sarasota County, Florida;

1668 Less:

1669
 1670 Premises described in Corporate Warranty Deed to
 1671 Sarasota County, recorded in Official Record
 1672 Instrument Number 2002146329, Public Records of
 1673 Sarasota County, Florida;

1674
 1675 Section 7, Township 36 South, Range 19 East:

1676
 1677 That portion of Section 7, Township 36 South, Range 19
 1678 East, lying east of the right-of-way of Interstate 75;

1679
 1680 Less:

1681
1682
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Premises described in Warranty Deed to Sarasota County, recorded in Official Instrument Number 2004118447, Public Records of Sarasota County, Florida;

Less:

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

Section 8, Township 36 South, Range 19 East:

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

Less:

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

Section 9, Township 36 South, Range 19 East:

All of Section 9, Township 36 South, Range 19 East;

Section 10, Township 36 South, Range 19 East:

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All of Section 10, Township 36 South, Range 19 East;

Section 11, Township 36 South, Range 19 East:

All of Section 11, Township 36 South, Range 19 East;

Section 12, Township 36 South, Range 19 East:

All of Section 12, Township 36 South, Range 19 East;

Section 15, Township 36 South, Range 19 East:

DESCRIPTION: FERNANDEZ TO SCHROEDER-MANATEE RANCH,
INC. (O.R. 2508, Page 1392)

A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36
S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 S.,
RANGE 19 E., SAME BEING THE NORTHEAST CORNER OF SAID
SECTION 15; THENCE N 89°32'01" W, ALONG THE NORTH LINE
OF SAID SECTION 15, A DISTANCE OF 1022.06 FT. FOR A
POINT OF BEGINNING: THENCE CONTINUE N 89°32'01" W,
ALONG SAID NORTH LINE, 150.01 FT.; THENCE S 00°09'44"

1737 E, A DISTANCE OF 695.18 FT. TO THE P.C. OF A CURVE
 1738 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00
 1739 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID
 1740 CURVE, THROUGH A CENTRAL ANGLE OF 29°37'26", A
 1741 DISTANCE OF 659.22 FT. TO THE INTERSECTION WITH THE
 1742 SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
 1743 OF SAID SECTION 15; THENCE S 89°50'22" E, ALONG SAID
 1744 SOUTH LINE, A DISTANCE OF 176.75 FT.; THENCE N
 1745 32°55'31" W, A DISTANCE OF 26.67 FT. TO THE P.C. OF A
 1746 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
 1747 1125.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC
 1748 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°45'47", A
 1749 DISTANCE OF 643.30 FT. TO THE P.T. OF SAID CURVE;
 1750 THENCE N 00°09'44" W, A DISTANCE OF 693.53 FT. TO THE
 1751 POINT OF BEGINNING, BEING AND LYING IN THE NORTHEAST
 1752 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36
 1753 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA.

1754
 1755 PARCEL CONTAINS 4.6786 ACRES, MORE OR LESS.

1756
 1757 Also:

1758
 1759 DESCRIPTION: FERLISE TO SCHROEDER-MANATEE RANCH, INC.
 1760 (O.R. 2508, PAGE 1388)

1761
 1762 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE SOUTHEAST
 1763 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF
 1764 SECTION 15, TOWNSHIP 36 S., RANGE 19 E., BEING MORE

1765 PARTICULARLY DESCRIBED AS FOLLOWS:
 1766
 1767 COMMENCE AT THE NORTHEAST CORNER OF SECTION 15,
 1768 TOWNSHIP 36 S., RANGE 19 E., THENCE S 00°10'42" W,
 1769 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF
 1770 1318.21 FT. TO THE NORTHEAST CORNER OF THE SOUTHEAST
 1771 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N
 1772 89°50'22" W, ALONG THE NORTH LINE OF SAID SOUTHEAST
 1773 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 820.77 FT. FOR
 1774 A POINT OF BEGINNING: THENCE S 32°55'31" E, A DISTANCE
 1775 OF 595.82 FT. TO THE P.C. OF A CURVE CONCAVE TO THE
 1776 SOUTHWEST, HAVING A RADIUS OF 3075.00 FT.; THENCE RUN
 1777 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A
 1778 CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 577.64 FT.
 1779 TO THE P.T. OF SAID CURVE; THENCE S 22°09'44" E, A
 1780 DISTANCE OF 208.25 FT. TO THE P.C. OF A CURVE CONCAVE
 1781 TO THE SOUTHWEST, HAVING A RADIUS OF 2075.00 FT.;
 1782 THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE,
 1783 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF
 1784 784.41 FT. TO THE P.T. OF SAID CURVE AND THE
 1785 INTERSECTION WITH THE EAST LINE OF SECTION 15,
 1786 TOWNSHIP 36 S., RANGE 19 E.; THENCE S 00°30'10" E,
 1787 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF
 1788 1986.51 FT. TO THE SOUTHEAST CORNER OF SAID SECTION
 1789 15; THENCE S 89°10'27" W, ALONG THE SOUTH LINE OF SAID
 1790 SECTION 15, 150.04 FT.; THENCE N 00°33'44" E, 2.24
 1791 FT.; THENCE N 00°30'10" W, PARALLEL WITH THE EAST LINE
 1792 OF SAID SECTION 15 AND 150.0 FT. WESTERLY THEREFROM A

1793 DISTANCE OF 1985.11 FT. TO THE P.C. OF A CURVE CONCAVE
 1794 TO THE SOUTHWEST, HAVING A RADIUS OF 1925.00 FT.;
 1795 THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE,
 1796 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF
 1797 727.70 FT. TO THE P.T. OF SAID CURVE; THENCE N
 1798 22°09'44" W, A DISTANCE OF 208.25 FT. TO THE P.C. OF A
 1799 CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
 1800 2925.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC
 1801 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A
 1802 DISTANCE OF 549.46 FT. TO THE P.T. OF SAID CURVE;
 1803 THENCE N 32°55'31" W, A DISTANCE OF 622.48 FT. TO THE
 1804 P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A
 1805 RADIUS OF 1275.00 FT.; THENCE RUN NORTHWESTERLY, ALONG
 1806 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
 1807 03°08'21", A DISTANCE OF 69.85 FT. TO THE INTERSECTION
 1808 WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE
 1809 NORTHEAST 1/4 OF SAID SECTION 15; THENCE S 89°50'22"
 1810 E, ALONG SAID NORTH LINE, A DISTANCE OF 176.75 FT. TO
 1811 THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15,
 1812 TOWNSHIP 36 S., RANGE 19E., SARASOTA COUNTY, FLORIDA.

1813
 1814 PARCEL CONTAINS 14.3223 ACRES, MORE OR LESS.

1815
 1816 Section 22, Township 36 South, Range 19 East:

1817
 1818 DESCRIPTION: ANDREWS TO SCHROEDER-MANATEE RANCH, INC.
 1819 (O.R. 2508, PAGE 1384)

1820

1821 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST
 1822 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36
 1823 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS
 1824 FOLLOWS:
 1825
 1826 COMMENCE AT THE NORTHEAST CORNER OF SECTION 22,
 1827 TOWNSHIP 36 S., RANGE 19 E. FOR A POINT OF BEGINNING:
 1828 THENCE S 00°33'44" W, ALONG THE EAST LINE OF SAID
 1829 SECTION 22, A DISTANCE OF 1126.17 FT. TO THE NORTHEAST
 1830 CORNER OF THAT CERTAIN 52.0 FT. WIDE PARCEL OF LAND
 1831 KNOWN AS "PARCEL 161". AS DESCRIBED AND RECORDED IN
 1832 CHANCERY BOOK 3, PAGE 206 THROUGH 242, PUBLIC RECORDS
 1833 OF SARASOTA COUNTY, FLORIDA; THENCE N 89°26'16" W,
 1834 ALONG THE NORTHERLY LINE OF SAID "PARCEL 161", A
 1835 DISTANCE OF 52.00 FT. TO THE NORTHWEST CORNER OF SAID
 1836 "PARCEL 161"; THENCE S 00°33'44" W, ALONG THE WESTERLY
 1837 LINE OF SAID "PARCEL 161", PARALLEL WITH THE EAST LINE
 1838 OF SAID SECTION 22 AND 52.0 FT. WESTERLY THEREFROM, A
 1839 DISTANCE OF 135.20 FT. TO THE INTERSECTION WITH THE
 1840 NORTHERLY R/W OF STATE ROAD NO. 780 (FRUITVILLE ROAD)
 1841 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION R/W
 1842 MAPS SECTION 17040-2501 (SARASOTA COUNTY ROAD PLAT
 1843 BOOK 2, PAGE 7F); SAID POINT BEING ON THE ARC OF A
 1844 CURVE WHOSE RADIUS POINT LIES S 00°03'33" E, 17221.74
 1845 FT.; THENCE RUN WESTERLY, ALONG SAID NORTHERLY R/W AND
 1846 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
 1847 00°19'33.8", A DISTANCE OF 98.01 FT.; THENCE N
 1848 00°33'44" E, PARALLEL WITH THE EAST LINE OF SAID

1849 SECTION 22 AND 150.0 FT. WESTERLY THEREFROM, A
 1850 DISTANCE OF 1259.08 FT. TO THE INTERSECTION WITH THE
 1851 NORTH LINE OF SAID SECTION 22; THENCE N 89°10'27" E,
 1852 ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF
 1853 150.04 FT. TO THE POINT OF BEGINNING, BEING AND LYING
 1854 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION
 1855 22, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY,
 1856 FLORIDA.

1857
 1858 PARCEL CONTAINS 4.1774 ACRES, MORE OR LESS.

1859
 1860 Section 5, Township 36 South, Range 20 East:

1861
 1862 The south half of Section 5, Township 36 South, Range
 1863 20 East;

1864
 1865 Section 6, Township 36 South, Range 20 East:

1866
 1867 All of Section 6, Township 36 South, Range 20 East;

1868
 1869 Section 7, Township 36 South, Range 20 East:

1870
 1871 All of Section 7, Township 36 South, Range 20 East;

1872
 1873 Section 8, Township 36 South, Range 20 East:

1874
 1875 All of Section 8, Township 36 South, Range 20 East;

1876 Less:

1877
 1878 A strip of land 50-feet wide, described as beginning
 1879 at the southwest corner of Section 8, Township 36
 1880 South, Range 20 East, thence South 87°10'13" East,
 1881 511.24 feet for POINT OF BEGINNING; thence North
 1882 42°59'05" West to a point lying 50 feet north of the
 1883 south line of Section 8; thence easterly along a line
 1884 parallel to and 50 feet north of, the south line of
 1885 Section 8 to a point lying 529.3 feet west of the east
 1886 line of said Section 8; thence southwesterly 70.7 feet
 1887 to point on south line of Section 8, lying 600 feet
 1888 westerly of the southeast corner of Section 8; thence
 1889 westerly along the south section line of said Section
 1890 8 to the POINT OF BEGINNING, lying and being in
 1891 Section 8, Township 36 South, Range 20 East, Sarasota
 1892 County, Florida.

1893
 1894 CONTAINING A TOTAL AREA OF 23,255 ACRES, PLUS OR
 1895 MINUS.

1896
 1897 ~~LEGAL DESCRIPTION. The metes and bounds legal~~
 1898 ~~description of the District, within which there are no~~
 1899 ~~parcels of property owned by those who do not wish~~
 1900 ~~their property to be included within the District, is~~
 1901 ~~as follows:~~

1902
 1903 ~~Section 29, Township 34 South, Range 19 East:~~
 1904

1905 ~~That portion of Section 29, lying south of the right-~~
 1906 ~~of-way of State Road 64 and east of the record plat of~~
 1907 ~~Lakewood Ranch Commerce Park, Block C, recorded in~~
 1908 ~~Plat Book 38, Page 160 through 163 of the Public~~
 1909 ~~Records of Manatee County, Florida;~~

1910
 1911 ~~Section 31, Township 34 South, Range 19 East:~~

1912
 1913 ~~That portion of the southeast quarter of Section 31,~~
 1914 ~~lying east of Lakewood Ranch Boulevard, a 120-foot~~
 1915 ~~wide Public Right of Way, as recorded in Official~~
 1916 ~~Record Book 1429, Page 3703 Public Records of Manatee~~
 1917 ~~County, Florida; also that portion of the southeast~~
 1918 ~~quarter of said Section 31, lying west of said~~
 1919 ~~Lakewood Ranch Boulevard, south of Lakewood Ranch~~
 1920 ~~Commerce Park, Block B, recorded in Plat Book 36,~~
 1921 ~~Pages 71 through 77 of said Public Records and east of~~
 1922 ~~the east line of the "Manatee County Landfill" as~~
 1923 ~~described in Special Warranty Deed to Manatee County,~~
 1924 ~~recorded in Official Record Book 1166, Page 3590,~~
 1925 ~~Public Records of Manatee County, Florida;~~

1926
 1927 ~~Section 32, Township 34 South, Range 19 East:~~

1928
 1929 ~~That portion of the west half of Section 32, lying~~
 1930 ~~east of Lakewood Ranch Boulevard, a 120-foot wide~~
 1931 ~~Public Right of Way, as recorded in Official Record~~
 1932 ~~Book 1429, Page 3703 of said Public Records, less and~~

1933 ~~except the record plat of Lakewood Ranch Commerce~~
 1934 ~~Park, Block C, recorded in Plat Book 38, Page 160~~
 1935 ~~through 163 of said Public Records, also less and~~
 1936 ~~except premises described in Special Warranty Deed to~~
 1937 ~~Lakewood Flex Properties Phase II, Inc, recorded in~~
 1938 ~~Official Record Book 1934, Page 5505 Public Records of~~
 1939 ~~Manatee County, Florida;~~

1940
 1941 ~~Also:~~

1942
 1943 ~~The west half of the southeast quarter of said Section~~
 1944 ~~32;~~

1945
 1946 ~~Also:~~

1947
 1948 ~~The southeast quarter of the southeast quarter of said~~
 1949 ~~Section 32, less and except premises described in~~
 1950 ~~Special warranty Deed to Ashton Associates of~~
 1951 ~~Sarasota, L.L.C., recorded in Official Record Book~~
 1952 ~~1888, Page 7567 Public Records of Manatee County,~~
 1953 ~~Florida;~~

1954
 1955 ~~Also:~~

1956
 1957 ~~The northwest quarter of the northeast quarter lying~~
 1958 ~~south of State Road 64, less and except the east 100-~~
 1959 ~~feet described in Warranty Deed to John D. Taylor and~~
 1960 ~~Beverly J. Taylor, recorded in Official Record Book~~

1961 ~~1331, Page 0041 Public Records of Manatee County,~~
 1962 ~~Florida;~~
 1963
 1964 ~~Also:~~
 1965
 1966 ~~That portion of the southwest quarter of the northeast~~
 1967 ~~quarter being more particularly described as follows:~~
 1968
 1969 ~~Begin at the northwest corner of the southwest quarter~~
 1970 ~~of the northeast quarter of said Section 32; thence~~
 1971 ~~east, 466.8 feet along north side of said 40 acre~~
 1972 ~~tract; thence south, 466.8 feet; thence west, 466.8~~
 1973 ~~feet to west line of 40 acre tract; thence north,~~
 1974 ~~466.8 feet to the POINT OF BEGINNING;~~
 1975
 1976 ~~Also:~~
 1977
 1978 ~~That part of the southwest quarter of the northeast~~
 1979 ~~quarter of Section 32, Township 34 South, Range 19~~
 1980 ~~East, described as follows: Commence at a concrete~~
 1981 ~~monument found marking the southwest corner of the~~
 1982 ~~southwest quarter of the northeast quarter of Section~~
 1983 ~~32, Township 34 South, Range 19 East, as occupied by~~
 1984 ~~John D. Taylor & being the southwest corner of that~~
 1985 ~~certain parcel of land as described in Official Record~~
 1986 ~~Book 656 Page 103 of the Public Records of Manatee~~
 1987 ~~County, Florida, for a POINT OF BEGINNING; thence~~
 1988 ~~S.89°35'55"E., along the south line of said southeast~~

1989 ~~quarter of northeast quarter, 290.77 feet; thence N.~~
 1990 ~~00° 42' 08"E., parallel with the west line of said~~
 1991 ~~southwest quarter of northeast quarter, 299.62 feet;~~
 1992 ~~thence N. 89°35'55"W. along the northerly line of said~~
 1993 ~~land described in Official Record Book 656 Page 103, a~~
 1994 ~~distance of 290.77 feet to the intersection with the~~
 1995 ~~west line of said southwest quarter of the northeast~~
 1996 ~~quarter; thence S.00°42'08W., along the west line of~~
 1997 ~~said southwest quarter of the northeast quarter, a~~
 1998 ~~distance of 299.62 feet to the POINT OF BEGINNING,~~
 1999 ~~being & lying in the southwest quarter of the~~
 2000 ~~northeast quarter of Section 32, township 34 South,~~
 2001 ~~Range 19 East, Manatee County, Florida;~~
 2002
 2003 ~~Section 33, Township 34 South, Range 19 East:~~
 2004
 2005 ~~The east half, the northeast quarter of the northwest~~
 2006 ~~quarter, the northwest quarter of the northwest~~
 2007 ~~quarter, the southeast quarter of the northwest~~
 2008 ~~quarter, and the southwest quarter of the southwest~~
 2009 ~~quarter of Section 33, Township 34 South, Range 19~~
 2010 ~~East,~~
 2011
 2012 ~~Less:~~
 2013
 2014 ~~Road right-of-way for State Road 64 and less that part~~
 2015 ~~of the above described property, lying north and east~~

CS/HB 1235

2009

2016 ~~of said State Road 64 as described in Official Record~~
 2017 ~~Book 1095, Page 256;~~

2018
 2019 ~~Less:~~

2020
 2021 ~~Road right of way for Pope Road;~~

2022
 2023 ~~Less:~~

2024
 2025 ~~Premises described in Special Warranty Deed to Roy F.~~
 2026 ~~Green, recorded in Official Record Book 1752, Page~~
 2027 ~~4576;~~

2028
 2029 ~~Less:~~

2030
 2031 ~~Premises described in Special Warranty Deed to Trike~~
 2032 ~~Enterprises, Inc, recorded in Official Record Book~~
 2033 ~~1407, Page 3313 and Official Record Book 1752, Page~~
 2034 ~~2251;~~

2035
 2036 ~~Less:~~

2037
 2038 ~~Premises described in Special Warranty Deed to Peoples~~
 2039 ~~Gas System, recorded in Official Record Book 1576,~~
 2040 ~~Page 4158;~~

2041
 2042 ~~Section 35, Township 34 South, Range 19 East:~~

2043

CS/HB 1235

2009

2044 ~~The south half of the northeast quarter, and the east~~
 2045 ~~half of the southeast quarter of Section 35, Township~~
 2046 ~~34 South, Range 19 East;~~

2047
 2048 ~~Less:~~

2049
 2050 ~~Road right-of-way for State Road 64~~

2051
 2052 ~~Section 36, Township 34 South, Range 19 East:~~

2053
 2054 ~~The west half of the northeast quarter, the southeast~~
 2055 ~~quarter of the northeast quarter, the east half of the~~
 2056 ~~northwest quarter, and the south half of Section 36,~~
 2057 ~~Township 34 South, Range 19 East;~~

2058
 2059 ~~Less:~~

2060
 2061 ~~Road right-of-way for State Road 64~~

2062
 2063 ~~Section 1, Township 35 South, Range 19 East:~~

2064
 2065 ~~All of Section 1, Township 35 South, Range 19 East;~~

2066
 2067 ~~Less:~~

2068
 2069 ~~Road right-of-way for State Road 64~~

2070
 2071 ~~Section 2, Township 35 South, Range 19 East:~~

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2089
2090
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2098
2099

~~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:~~

~~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~~

2100 ~~southeast quarter of the southwest quarter, and the~~
 2101 ~~south half of the southeast quarter of Section 4,~~
 2102 ~~Township 35 South, Range 19 East;~~
 2103
 2104 ~~Less:~~
 2105
 2106 ~~Premises described in Special Warranty Deed to~~
 2107 ~~Ellenton Fruit Company, recorded in Official Record~~
 2108 ~~Book 1472, Page 4620~~
 2109
 2110 ~~Less:~~
 2111
 2112 ~~Road right-of-way for Pope Road, recorded in Road Plat~~
 2113 ~~Book 8, Pages 138 through 152~~
 2114
 2115 ~~Section 5, Township 35 South, Range 19 East:~~
 2116
 2117 ~~All of Section 5, Township 35 South, Range 19 East;~~
 2118
 2119 ~~Less:~~
 2120
 2121 ~~Right of way for Lakewood Ranch Boulevard, as recorded~~
 2122 ~~in Official Record Book 1429, Page 3703 Public Records~~
 2123 ~~of Manatee County, Florida;~~
 2124
 2125 ~~Less:~~
 2126

2127 ~~A portion of premises described in Warranty Deed to~~
 2128 ~~the County of Manatee, recorded in Official Record~~
 2129 ~~Book 1540, Page 7900 of said Public Records~~

2130
 2131 ~~Less:~~

2132
 2133 ~~Road right-of-way for Pope Road, recorded in Road Plat~~
 2134 ~~Book 8, Pages 138 through 152~~

2135
 2136 ~~Section 6, Township 35 South, Range 19 East:~~

2137
 2138 ~~That portion of Section 6, Township 35 South, Range 19~~
 2139 ~~East, lying easterly of east line of the "Manatee~~
 2140 ~~County Landfill", as described in Special Warranty~~
 2141 ~~Deed to Manatee County, recorded in Official Record~~
 2142 ~~Book 1166, Page 3590, Public Records of Manatee~~
 2143 ~~County, Florida;~~

2144
 2145 ~~Less:~~

2146
 2147 ~~Right-of-way for Lakewood Ranch Boulevard, as recorded~~
 2148 ~~in Official Record Book 1429, Page 3703 Public Records~~
 2149 ~~of Manatee County, Florida;~~

2150
 2151 ~~Less:~~

2152

2153 ~~A portion of premises described in Warranty Deed to~~
 2154 ~~the County of Manatee, recorded in Official Record~~
 2155 ~~Book 1540, Page 7900 of said Public Records~~

2156
 2157 ~~Section 7, Township 35 South, Range 19 East:~~

2158
 2159 ~~That portion of Section 7, Township 35 South, Range 19~~
 2160 ~~East, lying easterly of the easterly right-of-way line~~
 2161 ~~of Lakewood Ranch Boulevard, as recorded in Official~~
 2162 ~~Record Book 1429, Page 3703 Public Records of Manatee~~
 2163 ~~County, Florida;~~

2164
 2165 ~~Also:~~

2166
 2167 ~~That portion of Section 7, Township 35 South, Range 19~~
 2168 ~~East, lying southerly of the "Manatee County~~
 2169 ~~Landfill", as described in Special Warranty Deed to~~
 2170 ~~Manatee County, recorded in Official Record Book 1166,~~
 2171 ~~Page 3590, of said Public Records and northerly of the~~
 2172 ~~southerly line of the proposed 44th Avenue, said 44th~~
 2173 ~~Avenue being more particularly described as follows:~~

2174
 2175 ~~LEGAL DESCRIPTION OF PROPOSED 44 AVENUE RIGHT-OF-WAY~~
 2176 ~~(as prepared by the certifying Surveyor and Mapper):~~

2177
 2178 ~~A tract lying in Sections 7 and 8, Township 35 South,~~
 2179 ~~Range 19 East, Manatee County, Florida and described~~
 2180 ~~as follows:~~

2181
 2182 ~~Commence at the southwest corner of the North 1/2 of~~
 2183 ~~Section 17, Township 35 South, Range 19 East, also~~
 2184 ~~being the Southeast corner of the North 1/2 of Section~~
 2185 ~~18, Township 35 South, Range 19 East; thence~~
 2186 ~~S.89°34'40"E., along the South line of the North 1/2~~
 2187 ~~of said Section 17, a distance of 187.55 feet to the~~
 2188 ~~intersection with the Westerly Right-of-way of~~
 2189 ~~Lakewood Ranch Boulevard (formerly Upper Manatee River~~
 2190 ~~Road Extension), a 120-foot wide public right-of-way~~
 2191 ~~as recorded in Official Record Book 1429, Page 3703 of~~
 2192 ~~the Public Records of Manatee County, Florida, said~~
 2193 ~~point being on the arc of a curve to the right, whose~~
 2194 ~~radius point lies N.63°58'46"E., a radial distance of~~
 2195 ~~2310.00 feet; thence run northwesterly, along said~~
 2196 ~~westerly right-of-way for the following five calls;~~
 2197 ~~thence along the arc of said curve, through a central~~
 2198 ~~angle of 23°42'37", a distance of 955.93 feet to the~~
 2199 ~~point of tangency of said curve; thence N.02°18'37"W.,~~
 2200 ~~a distance of 1736.20 feet to the intersection with~~
 2201 ~~the common section line to Sections 7 and 18, Township~~
 2202 ~~35 South, Range 19 East, said point lying~~
 2203 ~~N.88°45'31"W., 141.64 feet from the section corner~~
 2204 ~~common to said Sections 7 and 18; thence continue~~
 2205 ~~N.02°18'37"W., a distance of 339.27 feet to the point~~
 2206 ~~of curvature of a curve to the right, having a radius~~
 2207 ~~of 4060.00 feet and a central angle of 06°59'18";~~
 2208 ~~thence run Northerly along the arc of said curve, a~~

2209 | ~~distance of 495.20 feet to the point of tangency of~~
 2210 | ~~said curve; thence N.04°40'41"E., a distance of~~
 2211 | ~~2,624.25 feet to the point of curvature of a curve to~~
 2212 | ~~the left having a radius of 1,940.00 feet and a~~
 2213 | ~~central angle of 26°40'32"; thence northerly along the~~
 2214 | ~~arc of said curve, an arc length of 903.21 feet to the~~
 2215 | ~~POINT OF BEGINNING; thence S.68°00'09"W., a distance~~
 2216 | ~~of 15.00 feet to a point on a curve to the left, of~~
 2217 | ~~which the radius point lies S.68°00'09"W., a radial~~
 2218 | ~~distance of 50.00 feet; thence northwesterly along the~~
 2219 | ~~arc of said curve, through a central angle of~~
 2220 | ~~83°34'33", an arc length of 72.93 feet to the point of~~
 2221 | ~~tangency of said curve; thence S.74°25'37"W., a~~
 2222 | ~~distance of 54.55 feet to the point of curvature of a~~
 2223 | ~~curve to the right having a radius of 2,952.50 feet~~
 2224 | ~~and a central angle of 12°46'49"; thence westerly~~
 2225 | ~~along the arc of said curve, an arc length of 658.58~~
 2226 | ~~feet to the end of said curve; thence N.02°47'34"W.,~~
 2227 | ~~along a line radial to the last described curve, a~~
 2228 | ~~distance of 12.50 feet to the point of curvature of a~~
 2229 | ~~non-tangent curve to the right, of which the radius~~
 2230 | ~~point lies N.02°47'34"W., a radial distance of~~
 2231 | ~~2,940.00 feet; thence westerly along the arc of said~~
 2232 | ~~curve, through a central angle of 24°02'05", an arc~~
 2233 | ~~length of 1,233.29 feet to the point of reverse~~
 2234 | ~~curvature of a curve to the left having a radius of~~
 2235 | ~~2,790.00 feet and a central angle of 31°26'50"; thence~~
 2236 | ~~westerly along the arc of said curve, a distance of~~

2237 ~~1,531.31 feet to the point of reverse curvature of a~~
 2238 ~~curve to the right having a radius of 2,940.00 feet~~
 2239 ~~and a central angle of 15°52'03"; thence westerly~~
 2240 ~~along the arc of said curve, a distance of 814.20 feet~~
 2241 ~~to the northerly line of a 50-foot wide gas line~~
 2242 ~~easement as recorded in Official Record Book 27, Page~~
 2243 ~~220 and Official Record Book 396, Page 91 said public~~
 2244 ~~records; thence N.59°42'53"E., along said northerly~~
 2245 ~~line, a distance of 270.14 feet to the point of~~
 2246 ~~curvature of a non-tangent curve to the left, of which~~
 2247 ~~the radius point lies N.01°10'01"E., a radial distance~~
 2248 ~~of 2,790.00 feet; thence easterly along the arc of~~
 2249 ~~said curve, through a central angle of 11°22'19", an~~
 2250 ~~arc length of 553.75 feet to the point of reverse~~
 2251 ~~curvature of a curve to the right having a radius of~~
 2252 ~~2,940.00 feet and a central angle of 31°26'50"; thence~~
 2253 ~~easterly along the arc of said curve, a distance of~~
 2254 ~~1,613.64 feet to the point of reverse curvature of a~~
 2255 ~~curve to the left having a radius of 2,790.00 feet and~~
 2256 ~~a central angle of 24°02'05"; thence easterly along~~
 2257 ~~the arc of said curve, a distance of 1,170.37 feet to~~
 2258 ~~the end of said curve; thence N.02°47'34"W., a~~
 2259 ~~distance of 12.50 feet to the point of curvature of a~~
 2260 ~~non-tangent curve to the left, of which the radius~~
 2261 ~~point lies N.02°47'34"W., a radial distance of~~
 2262 ~~2,777.50 feet; thence easterly along the arc of said~~
 2263 ~~curve, through a central angle of 12°46'49", an arc~~
 2264 ~~length of 619.55 feet to the point of tangency of said~~

2265 ~~curve; thence N.74°25'37"E., a distance of 12.28 feet~~
 2266 ~~to the point of curvature of a curve to the left~~
 2267 ~~having a radius of 50.00 feet and a central angle of~~
 2268 ~~55°27'02"; thence northeasterly along the arc of said~~
 2269 ~~curve, an arc length of 48.39 feet to a point on the~~
 2270 ~~south line of Manatee County Pond Site Number 5, as~~
 2271 ~~recorded in Official Record Book 1528, Page 7481 said~~
 2272 ~~public records; thence S.87°35'31"E., along a line~~
 2273 ~~non-tangent to the last described curve, being the~~
 2274 ~~south line of said Pond Site Number 5, a distance of~~
 2275 ~~30.72 feet to the westerly right-of-way line of the~~
 2276 ~~aforementioned Lakewood Ranch Boulevard and the point~~
 2277 ~~of curvature of a non-tangent curve to the left, of~~
 2278 ~~which the radius point lies N.66°15'14"E., a radial~~
 2279 ~~distance of 1,560.00 feet; the following 2 calls are~~
 2280 ~~along said westerly right-of-way line; thence~~
 2281 ~~southeasterly along the arc of said curve, through a~~
 2282 ~~central angle of 02°50'31", an arc length of 77.38~~
 2283 ~~feet to the point of reverse curvature of a curve to~~
 2284 ~~the right having a radius of 1,940.00 feet and a~~
 2285 ~~central angle of 04°35'26"; thence southeasterly along~~
 2286 ~~the arc of said curve, a distance of 155.44 feet to~~
 2287 ~~the POINT OF BEGINNING.~~

2288
 2289 ~~Said tract contains 650,151 square feet or 14.9254~~
 2290 ~~acres, more or less.~~

2291
 2292 ~~Also:~~

2293
2294 ~~A tract of land lying in Sections 7 and 8, Township 35~~
2295 ~~South, Range 19 East, Manatee County, Florida and~~
2296 ~~described as follows:~~
2297
2298 ~~Commence at the Southeast corner of Section 7,~~
2299 ~~Township 35 South, Range 19 East; thence~~
2300 ~~S.89°34'35"E., a distance of 4,650.84 feet; thence~~
2301 ~~N.00°25'25"E., a distance of 1,889.17 feet; thence~~
2302 ~~S82°55'49"W, 912.79 feet to a point of curvature;~~
2303 ~~Thence 1,287.78 feet along the arc of said curve to~~
2304 ~~the left through a central angle of 34°25'49", said~~
2305 ~~curve having a radius of 2,143.00 feet and being~~
2306 ~~subtended by a chord which bears S65°42'55"W, 1,268.49~~
2307 ~~feet to a point of reverse curvature; Thence 1,575.57~~
2308 ~~feet along the arc of a curve to the right through a~~
2309 ~~central angle of 44°37'25", said curve having a radius~~
2310 ~~of 2,023.00 feet and being subtended by a chord which~~
2311 ~~bears S70°48'42"W, 1,536.04 feet to the point of~~
2312 ~~tangency of said curve; Thence N86°52'35"W, 1,131.57~~
2313 ~~feet to a point of curvature; Thence 79.90 feet along~~
2314 ~~the arc of said curve to the right through a central~~
2315 ~~angle of 91°33'16", said curve having a radius of~~
2316 ~~50.00 feet and being subtended by a chord which bears~~
2317 ~~N41°05'57"W, 71.66 feet to the point of tangency of~~
2318 ~~said curve; said point being a point on the east line~~
2319 ~~of Lakewood Ranch Boulevard as recorded in Official~~
2320 ~~Record Book 1443, Page 4980 of the Public Records of~~

2321 ~~Manatee County, Florida; thence along said east line~~
 2322 ~~of Lakewood Ranch Boulevard, N04°40'41"E, 1649.57~~
 2323 ~~feet; Thence N85°19'19"W, 120.00 feet to an~~
 2324 ~~intersection with the west line of said Lakewood Ranch~~
 2325 ~~Boulevard and the POINT OF BEGINNING; Thence~~
 2326 ~~S86°50'17" W, 227.27 feet; Thence S40°02'37"W, 121.13~~
 2327 ~~feet; Thence S28°36'43"W, 108.34 feet; Thence~~
 2328 ~~S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21~~
 2329 ~~feet; Thence N22°59'39"W, 32.80 feet; Thence~~
 2330 ~~S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43~~
 2331 ~~feet; Thence S21°03'16"W, 42.67 feet; Thence~~
 2332 ~~S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83~~
 2333 ~~feet; Thence S26°29'07"W, 28.22 feet; Thence~~
 2334 ~~S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26~~
 2335 ~~feet; Thence N63°20'21"W, 61.49 feet; Thence~~
 2336 ~~N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79~~
 2337 ~~feet; Thence N88°21'13"W, 70.97 feet; Thence~~
 2338 ~~N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46~~
 2339 ~~feet; Thence N27°44'24"E, 782.09 feet; Thence~~
 2340 ~~N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45~~
 2341 ~~feet to a point on the arc of a curve; Thence 552.19~~
 2342 ~~feet along the arc of said curve to the left through a~~
 2343 ~~central angle of 10°42'56", said curve having a radius~~
 2344 ~~of 2,952.50 feet and being subtended by a chord which~~
 2345 ~~bears N79°47'05"E, 551.38 feet to the point of~~
 2346 ~~tangency of said curve; Thence N74°25'37"E, 69.64 feet~~
 2347 ~~to a point of curvature; Thence 72.98 feet along the~~
 2348 ~~arc of said curve to the right through a central angle~~

2349 | ~~of 83°37'55", said curve having a radius of 50.00 feet~~
 2350 | ~~and being subtended by a chord which bears~~
 2351 | ~~S63°45'26"E, 66.67 feet to a point of compound~~
 2352 | ~~curvature; Thence 901.48 feet along the arc of said~~
 2353 | ~~curve to the right through a central angle of~~
 2354 | ~~26°37'27", said curve having a radius of 1,940.00 feet~~
 2355 | ~~and being subtended by a chord which bears~~
 2356 | ~~S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22~~
 2357 | ~~feet to the POINT OF BEGINNING.~~

2358 |
 2359 | ~~Containing 39.281 acres, more or less.~~

2360 |
 2361 | ~~Less:~~

2362 |
 2363 | ~~Right of way for Lakewood Ranch Boulevard, as recorded~~
 2364 | ~~in Official Record Book 1429, Page 3703 Public Records~~
 2365 | ~~of Manatee County, Florida;~~

2366 |
 2367 | ~~Less:~~

2368 |
 2369 | ~~A portion of premises described in Warranty Deed to~~
 2370 | ~~the County of Manatee, recorded in Official Record~~
 2371 | ~~Book 1528, Page 7481 and Corrective Warranty Deed~~
 2372 | ~~recorded in Official Record Book 1540, Page 7918~~
 2373 | ~~Public Records of Manatee County, Florida;~~

2374 |
 2375 | ~~Section 8, Township 35 South, Range 19 East:~~

2376 |

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2377 | ~~All of Section 8, Township 35 South, Range 19 East;~~
 2378 |
 2379 | ~~Less:~~
 2380 |
 2381 | ~~Right-of-way for Lakewood Ranch Boulevard, as recorded~~
 2382 | ~~in Official Record Book 1429, Page 3703 Public Records~~
 2383 | ~~of Manatee County, Florida;~~
 2384 |
 2385 | ~~Less:~~
 2386 |
 2387 | ~~A portion of premises described in Warranty Deed to~~
 2388 | ~~the County of Manatee, recorded in Official Record~~
 2389 | ~~Book 1528, Page 7481 and Corrective Warranty Deed~~
 2390 | ~~recorded in Official Record Book 1540, Page 7918~~
 2391 | ~~Public Records of Manatee County, Florida;~~
 2392 |
 2393 | ~~Section 9, Township 35 South, Range 19 East:~~
 2394 |
 2395 | ~~All of Section 9, Township 35 South, Range 19 East;~~
 2396 |
 2397 | ~~Section 10, Township 35 South, Range 19 East:~~
 2398 |
 2399 | ~~The north half and the southeast quarter of Section~~
 2400 | ~~10, Township 35 South, Range 19 East;~~
 2401 |
 2402 | ~~Less:~~
 2403 |
 2404 | ~~Road right-of-way for Lorraine Road;~~

2405
 2406 ~~Section 11, Township 35 South, Range 19 East:~~
 2407
 2408 ~~All of Section 11, Township 35 South, Range 19 East;~~
 2409
 2410 ~~Section 12, Township 35 South, Range 19 East:~~
 2411
 2412 ~~All of Section 12, Township 35 South, Range 19 East;~~
 2413
 2414 ~~Section 13, Township 35 South, Range 19 East:~~
 2415
 2416 ~~All of Section 13, Township 35 South, Range 19 East;~~
 2417
 2418 ~~Section 14, Township 35 South, Range 19 East:~~
 2419
 2420 ~~All of Section 14, Township 35 South, Range 19 East;~~
 2421
 2422 ~~Section 15, Township 35 South, Range 19 East:~~
 2423
 2424 ~~The east half, the southwest quarter of the northwest~~
 2425 ~~quarter, the southeast quarter of the southwest~~
 2426 ~~quarter, and the northeast quarter of the southwest~~
 2427 ~~quarter of Section 15, Township 35 South, Range 19~~
 2428 ~~East;~~
 2429
 2430 ~~Less:~~
 2431
 2432 ~~Road right-of-way for Lorraine Road and State Road 70;~~

2433
2434
2435
2436
2437
2438
2439
2440
2441
2442
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2444
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2453
2454
2455
2456
2457
2458
2459
2460

~~Less:~~

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

~~Less:~~

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

~~Less:~~

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

~~Less:~~

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

~~Less:~~

2461
 2462 ~~That part included in the plat of Crawley Substation~~
 2463 ~~Roadway, recorded in Plat Book 43, Pages 84 and 85~~
 2464 ~~Public Records of Manatee County, Florida;~~
 2465
 2466 ~~Less:~~
 2467
 2468 ~~Fire House Site~~
 2469
 2470 ~~COMMENCE at a concrete monument found marking the~~
 2471 ~~occupied northwest corner of the southwest 1/4 of~~
 2472 ~~Section 15, Township 35 South, Ranch 19 East; thence~~
 2473 ~~S89°31'12"E, along the occupied north line of said~~
 2474 ~~southwest 1/4, a distance of 1343.23 ft. to the~~
 2475 ~~intersection with the west line of the northeast 1/4~~
 2476 ~~of said southwest 1/4; thence S00°04'29"E, along said~~
 2477 ~~west line, a distance of 1281.86 ft., thence~~
 2478 ~~S87°56'19"E, a distance of 1049.55 ft. for a POINT OF~~
 2479 ~~BEGINNING, said point lying on the northerly right-of-~~
 2480 ~~way of 59th Avenue East, a 100 ft. wide public right-~~
 2481 ~~of-way as shown on "Crawley Substation Roadway", a~~
 2482 ~~roadway plat as recorded in Plat Book 43, Pages 84 and~~
 2483 ~~85, Public Records of Manatee County, Florida; thence~~
 2484 ~~continue S87°56'19"E, along said northerly right-of-~~
 2485 ~~way, a distance of 398.37 ft. to the intersection with~~
 2486 ~~the westerly line of that certain parcel of land as~~
 2487 ~~described and recorded in Official Records Book 1542,~~
 2488 ~~Page 5178, said Public Records; thence N00°25'16"W,~~

2489 ~~along said westerly line, a distance of 547.23 ft.;~~
 2490 ~~thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a~~
 2491 ~~distance of 547.23 ft. to the POINT OF BEGINNING,~~
 2492 ~~being and lying in Section 15, Township 35 South,~~
 2493 ~~Range 19 East, Manatee County, Florida.~~

2494
 2495 ~~Containing 5.00 acres, more or less.~~

2496
 2497 ~~Section 16, Township 35 South, Range 19 East:~~

2498
 2499 ~~All of Section 16, Township 35 South, Range 19 East;~~

2500
 2501 ~~Less:~~

2502
 2503 ~~Road right-of-way for State Road 70;~~

2504
 2505 ~~Less:~~

2506
 2507 ~~Road right-of-way for Pope Road~~

2508
 2509 ~~Less:~~

2510
 2511 ~~Premises described in Warranty Deed to the State of~~
 2512 ~~Florida Department of Transportation, recorded in~~
 2513 ~~Official Record Book 1915, Page 5768 Public Records of~~
 2514 ~~Manatee County, Florida;~~

2515
 2516 ~~Less:~~

2517
 2518 ~~Premises described in Warranty Deed to Covered Bridge~~
 2519 ~~Holdings III, LLC, recorded in Official Record Book~~
 2520 ~~1970, Page 707 Public Records of Manatee County,~~
 2521 ~~Florida;~~

2522
 2523 ~~Less:~~

2524
 2525 ~~Premises described in Warranty Deed to the Diocese of~~
 2526 ~~Venice, recorded in Official Record Book 1451, Page~~
 2527 ~~964, less premises conveyed to SMR 70, North 70, LLC,~~
 2528 ~~in Special Warranty Deed, recorded in Official Record~~
 2529 ~~Book 1928, Page 3315;~~

2530
 2531 ~~Less:~~

2532
 2533 ~~Premises described in Special Warranty Deed to the~~
 2534 ~~Diocese of Venice, recorded in Official Record Book~~
 2535 ~~1928, Page 3321 Public Records of Manatee County,~~
 2536 ~~Florida;~~

2537
 2538 ~~Section 17, Township 35 South, Range 19 East:~~

2539
 2540 ~~All of Section 17, Township 35 South, Range 19 East,~~
 2541 ~~lying east of the right-of-way of Lakewood Ranch~~
 2542 ~~Boulevard, as recorded in Official Record Book 1429,~~
 2543 ~~Page 3703 Public Records of Manatee County, Florida;~~

2544

2545 ~~Less:~~
 2546
 2547 ~~Road right-of-way for State Road 70;~~
 2548
 2549 ~~Less:~~
 2550
 2551 ~~Premises described in Warranty Deed to the State of~~
 2552 ~~Florida Department of Transportation, recorded in~~
 2553 ~~Official Record Book 1915, Page 5768 Public Records of~~
 2554 ~~Manatee County, Florida;~~
 2555
 2556 ~~Less:~~
 2557
 2558 ~~A portion of premises described in Warranty Deed to~~
 2559 ~~the County of Manatee, recorded in Official Record~~
 2560 ~~Book 1528, Page 7481 and Corrective Warranty Deed~~
 2561 ~~recorded in Official Record Book 1540, Page 7918~~
 2562 ~~Public Records of Manatee County, Florida;~~
 2563
 2564 ~~Section 18, Township 35 South, Range 19 East:~~
 2565
 2566 ~~All of Section 18, Township 35 South, Range 19 East,~~
 2567 ~~lying east of the right-of-way of Lakewood Ranch~~
 2568 ~~Boulevard, as recorded in Official Record Book 1429,~~
 2569 ~~Page 3703 Public Records of Manatee County, Florida;~~
 2570
 2571 ~~Section 22, Township 35 South, Range 19 East:~~
 2572

2573 ~~That portion of Section 22, Township 35 South, Range~~
 2574 ~~19 East, lying northerly of the northerly right-of-way~~
 2575 ~~line of State Road 70;~~

2576
 2577 Also:

2578
 2579 ~~That portion of Sections 22, 23 and 27, lying within~~
 2580 ~~the following described property:~~

2581
 2582 ~~DESCRIPTION (Proposed Braden River Mitigation Bank)~~

2583
 2584 ~~A tract of land lying in Sections 22, 23 and 27,~~
 2585 ~~Township 35 South, Range 19 East, Manatee County,~~
 2586 ~~Florida and described as follows:~~

2587
 2588 ~~Commence at the northwest corner of Section 21,~~
 2589 ~~Township 35 South, Range 19 East; thence S.89°24'47"E.~~
 2590 ~~along the north line of said Section 21, a distance of~~
 2591 ~~5379.98 feet to the northwest corner of said Section~~
 2592 ~~22; thence S.00°30'23" W. along the west line of said~~
 2593 ~~Section 22, a distance of 134.20 feet to a point on~~
 2594 ~~the southerly Right-of-way line of State Road 70; the~~
 2595 ~~following 4 calls are along said southerly right-of-~~
 2596 ~~way line; thence S.89°19'57"E., a distance of 521.35~~
 2597 ~~feet; thence S.89°21'15"E., a distance of 3,754.54~~
 2598 ~~feet to the point of curvature of a curve to the right~~
 2599 ~~having a radius of 1,777.86 feet and a central angle~~
 2600 ~~of 34°24'33"; thence easterly along the arc of said~~

2601 ~~curve, an arc length of 1,067.70 feet to the point of~~
 2602 ~~tangency of said curve; thence S.54°56'41"E., a~~
 2603 ~~distance of 821.49 feet to the POINT OF BEGINNING;~~
 2604 ~~thence continue S.54°56'41"E. along the above~~
 2605 ~~mentioned southerly right-of-way line, a distance of~~
 2606 ~~4,427.83 feet; thence S.15°00'00"W., a distance of~~
 2607 ~~701.34 feet; thence N.71°00'00"W., a distance of~~
 2608 ~~2,270.00 feet; thence S.45°00'00"W., a distance of~~
 2609 ~~65.00 feet; thence S.00°00'00"W., a distance of 395.00~~
 2610 ~~feet; thence S.86°30'00"W., a distance of 1,250.00~~
 2611 ~~feet; thence S.00°00'00"W., a distance of 338.36 feet;~~
 2612 ~~thence S.43°00'00"E., a distance of 155.00 feet;~~
 2613 ~~thence S.00°00'00"W., a distance of 150.00 feet;~~
 2614 ~~thence S.59°56'21"W., a distance of 110.00 feet;~~
 2615 ~~thence N.63°00'00"W., a distance of 306.73 feet;~~
 2616 ~~thence N.10°00'00"W., a distance of 299.62 feet;~~
 2617 ~~thence S.89°37'37"W., a distance of 301.32 feet;~~
 2618 ~~thence S.72°00'46"W., a distance of 368.15 feet;~~
 2619 ~~thence S.48°06'41"W., a distance of 169.68 feet;~~
 2620 ~~thence N.08°37'00"E., a distance of 159.00 feet;~~
 2621 ~~thence N.57°02'56"E., a distance of 594.02 feet;~~
 2622 ~~thence N.07°52'51"W., a distance of 27.87 feet; thence~~
 2623 ~~N.61°22'29"W., a distance of 167.29 feet; thence~~
 2624 ~~N.83°56'09"W., a distance of 103.18 feet; thence~~
 2625 ~~S.85°40'21"W., a distance of 75.29 feet; thence~~
 2626 ~~S.44°35'18"W., a distance of 66.94 feet; thence~~
 2627 ~~S.82°54'53"W., a distance of 86.64 feet; thence~~
 2628 ~~S.48°07'08"W., a distance of 74.53 feet; thence~~

2629 ~~S.26°33'46"W., a distance of 49.90 feet; thence~~
 2630 ~~S.39°24'11"W., a distance of 50.01 feet to a point on~~
 2631 ~~the northerly line of a Conservation Easement as~~
 2632 ~~recorded in the Official Records Book 1524, Page 5098~~
 2633 ~~of the Public Records of Manatee County, Florida; the~~
 2634 ~~following 15 calls are along the northerly and~~
 2635 ~~westerly lines of said Conservation Easement; thence~~
 2636 ~~S.63°06'49"W., a distance of 38.30 feet; thence~~
 2637 ~~S.30°38'41"W., a distance of 53.69 feet; thence~~
 2638 ~~S.68°49'15"W., a distance of 91.30 feet; thence~~
 2639 ~~S.51°14'32"W., a distance of 68.98 feet; thence~~
 2640 ~~S.76°31'40"W., a distance of 62.88 feet; thence~~
 2641 ~~S.45°09'35"W., a distance of 35.02 feet; thence~~
 2642 ~~S.36°11'14"E., a distance of 48.92 feet; thence~~
 2643 ~~S.18°26'10"E., a distance of 45.74 feet; thence~~
 2644 ~~S.09°12'08"W., a distance of 19.73 feet; thence~~
 2645 ~~S.32°09'14"E., a distance of 76.50 feet; thence~~
 2646 ~~S.07°27'24"E., a distance of 35.67 feet; thence~~
 2647 ~~S.29°09'12"E., a distance of 41.08 feet; thence~~
 2648 ~~S.11°37'55"E., a distance of 49.89 feet; thence~~
 2649 ~~S.51°55'08"E., a distance of 29.11 feet; thence~~
 2650 ~~S.67°03'11"E., a distance of 66.38 feet; thence~~
 2651 ~~N.66°35'24"E., a distance of 31.03 feet; thence~~
 2652 ~~S.45°47'43"E., a distance of 148.54 feet; thence~~
 2653 ~~S.18°48'41"W., a distance of 163.72 feet; thence~~
 2654 ~~S.82°50'11"W., a distance of 81.44 feet; thence~~
 2655 ~~N.69°18'50"W., a distance of 147.54 feet; thence~~
 2656 ~~N.16°28'56"W., a distance of 96.10 feet; thence~~

2657 ~~N.07°30'43"W., a distance of 141.37 feet; thence~~
 2658 ~~S.65°00'00"W., a distance of 1,078.77 feet; thence~~
 2659 ~~S.83°00'00"W., a distance of 630.49 feet; thence~~
 2660 ~~S.62°15'00"W., a distance of 585.88 feet; thence~~
 2661 ~~S.55°30'00"W., a distance of 859.04 feet; thence~~
 2662 ~~S.35°00'00"W., a distance of 453.13 feet; thence~~
 2663 ~~S.69°00'00"W., a distance of 637.50 feet; thence~~
 2664 ~~N.65°15'00"W., a distance of 464.25 feet; thence~~
 2665 ~~N.35°51'00"W., a distance of 385.00 feet; thence~~
 2666 ~~N.83°00'00"W., a distance of 137.04 feet to the point~~
 2667 ~~of curvature of a non-tangent curve to the left, of~~
 2668 ~~which the radius point lies S.85°59'50"W., a radial~~
 2669 ~~distance of 6,090.00 feet; thence northerly along the~~
 2670 ~~arc of said curve, through a central angle of~~
 2671 ~~00°49'46", an arc length of 88.17 feet to the point of~~
 2672 ~~tangency of said curve; thence N.00°51'26"E., a~~
 2673 ~~distance of 490.58 feet; thence N.00°30'20"E., a~~
 2674 ~~distance of 355.33 feet to the point of curvature of a~~
 2675 ~~curve to the right having a radius of 2,880.00 feet~~
 2676 ~~and a central angle of 07°28'45"; thence northerly~~
 2677 ~~along the arc of said curve, an arc length of 375.94~~
 2678 ~~feet to the end of said curve; thence S.67°11'02"E.~~
 2679 ~~non-radial to the last described curve, a distance of~~
 2680 ~~629.23 feet; thence S.81°49'22"E., a distance of~~
 2681 ~~263.52 feet; thence N.80°03'53"E., a distance of~~
 2682 ~~275.24 feet; thence N.69°59'29"E., a distance of~~
 2683 ~~317.24 feet; thence N.57°35'22"E., a distance of~~
 2684 ~~178.26 feet; thence N.81°03'05"E., a distance of~~

2685 ~~234.09 feet; thence N.63°21'55"E., a distance of~~
 2686 ~~439.23 feet; thence N.44°11'27"E., a distance of~~
 2687 ~~241.21 feet; thence N.63°21'56"E., a distance of~~
 2688 ~~148.94 feet; thence N.74°49'49"E., a distance of~~
 2689 ~~163.40 feet; thence N.75°39'49"E., a distance of~~
 2690 ~~461.38 feet; thence N.52°24'58"E., a distance of~~
 2691 ~~284.05 feet; thence N.37°35'20"E., a distance of~~
 2692 ~~294.52 feet; thence N.33°58'26"E., a distance of~~
 2693 ~~687.37 feet; thence N.46°31'18"E., a distance of~~
 2694 ~~195.52 feet; thence N.76°15'16"E., a distance of~~
 2695 ~~235.33 feet; thence N.53°47'33"E., a distance of~~
 2696 ~~231.66 feet; thence N.15°20'53"E., a distance of~~
 2697 ~~147.34 feet; thence N.32°20'46"E., a distance of~~
 2698 ~~368.15 feet; thence S.83°51'29"E., a distance of~~
 2699 ~~332.08 feet; thence S.56°57'53"E., a distance of~~
 2700 ~~139.47 feet; thence N.35°53'49"E., a distance of~~
 2701 ~~417.52 feet; thence N.50°25'21"W., a distance of~~
 2702 ~~348.47 feet; thence N.00°06'50"E., a distance of~~
 2703 ~~135.65 feet; thence N.24°22'30"E., a distance of~~
 2704 ~~201.08 feet; thence N.61°14'22"E., a distance of~~
 2705 ~~113.08 feet; thence S.62°11'08"E., a distance of~~
 2706 ~~197.43 feet to the point of curvature of a curve to~~
 2707 ~~the right having a radius of 100.00 feet and a central~~
 2708 ~~angle of 88°54'40"; thence southerly along the arc of~~
 2709 ~~said curve, an arc length of 155.18 feet to the point~~
 2710 ~~of tangency of said curve; thence S.26°43'33"W., a~~
 2711 ~~distance of 224.96 feet; thence S.50°07'45"E., a~~
 2712 ~~distance of 125.37 feet; thence N.49°56'25"E., a~~

2713 ~~distance of 228.41 feet; thence N.08°47'40"E., a~~
 2714 ~~distance of 153.43 feet; thence N.38°13'49"W., a~~
 2715 ~~distance of 139.09 feet; thence N.11°59'28"E., a~~
 2716 ~~distance of 271.56 feet; thence N.37°00'30"E., a~~
 2717 ~~distance of 306.68 feet to the POINT OF BEGINNING.~~

2718
 2719 ~~Said tract contains 15,214,335 square feet or 349.2731~~
 2720 ~~acres, more or less.~~

2721
 2722 ~~Also:~~

2723
 2724 ~~That portion of Sections 22 and 23, lying within the~~
 2725 ~~following described property:~~

2726
 2727 ~~A tract of land lying in Section 22, Township 35~~
 2728 ~~South, Range 19 East, Manatee County, Florida and~~
 2729 ~~being more particularly described as follows:~~

2730
 2731 ~~Commence at the southeast corner of Section 22,~~
 2732 ~~Township 35 South, Range 19 East; thence N.89°29'42"W.~~
 2733 ~~along the south line of said Section 22, 587.90 feet;~~
 2734 ~~thence N.00°30'18"E., perpendicular with said south~~
 2735 ~~line, a distance of 802.96 feet to the POINT OF~~
 2736 ~~BEGINNING; thence N.66°35'24"E., a distance of 31.03~~
 2737 ~~feet; thence S.45°47'43"E., a distance of 68.87 feet;~~
 2738 ~~thence N.22°15'45"E., a distance of 66.77 feet; thence~~
 2739 ~~N.21°25'53"E., a distance of 88.19 feet; thence~~
 2740 ~~N.08°37'00"E., a distance of 159.00 feet; thence~~

2741 ~~N.57°02'56"E., a distance of 594.02 feet; thence~~
 2742 ~~N.07°52'51"W., a distance of 27.87 feet; thence~~
 2743 ~~N.61°22'29"W., a distance of 167.29 feet; thence~~
 2744 ~~N.83°56'09"W., a distance of 103.18 feet; thence~~
 2745 ~~S.85°40'21"W., a distance of 75.29 feet; thence~~
 2746 ~~S.44°35'18"W., a distance of 66.94 feet; thence~~
 2747 ~~S.82°54'53"W., a distance of 86.64 feet; thence~~
 2748 ~~S.48°07'08"W., a distance of 74.53 feet; thence~~
 2749 ~~S.26°33'46"W., a distance of 49.90 feet; thence~~
 2750 ~~S.39°24'11"W., a distance of 50.01 feet to a point on~~
 2751 ~~the northerly line of a Conservation Easement as~~
 2752 ~~recorded in the Official Records Book 1524, Page 5098~~
 2753 ~~of the Public Records of Manatee County, Florida; the~~
 2754 ~~following 15 calls are along the northerly and~~
 2755 ~~westerly lines of said Conservation Easement; thence~~
 2756 ~~S.63°06'49"W., a distance of 38.30 feet; thence~~
 2757 ~~S.30°38'41"W., a distance of 53.69 feet; thence~~
 2758 ~~S.68°49'15"W., a distance of 91.30 feet; thence~~
 2759 ~~S.51°14'32"W., a distance of 68.98 feet; thence~~
 2760 ~~S.76°31'40"W., a distance of 62.88 feet; thence~~
 2761 ~~S.45°09'35"W., a distance of 35.02 feet; thence~~
 2762 ~~S.36°11'14"E., a distance of 48.92 feet; thence~~
 2763 ~~S.18°26'10"E., a distance of 45.74 feet; thence~~
 2764 ~~S.09°12'08"W., a distance of 19.73 feet; thence~~
 2765 ~~S.32°09'14"E., a distance of 76.50 feet; thence~~
 2766 ~~S.07°27'24"E., a distance of 35.67 feet; thence~~
 2767 ~~S.29°09'12"E., a distance of 41.08 feet; thence~~
 2768 ~~S.11°37'55"E., a distance of 49.89 feet; thence~~

2769 ~~S.51°55'08"E., a distance of 29.11 feet; thence~~
 2770 ~~S.67°03'11"E., a distance of 66.38 feet to the POINT~~
 2771 ~~OF BEGINNING.~~

2772
 2773 ~~Said tract contains 249,186 square feet or 5.7205~~
 2774 ~~acres, more or less.~~

2775
 2776 ~~Section 23, Township 35 South, Range 19 East:~~

2777
 2778 ~~That portion of Section 23, Township 35 South, Range~~
 2779 ~~19 East, lying north of State Road 70;~~

2780
 2781 ~~Also:~~

2782
 2783 ~~That portion of Section 23, Township 35 South, Range~~
 2784 ~~19 East, lying southerly of the right-of-way line for~~
 2785 ~~State Road 70, easterly of premises described in~~
 2786 ~~Special Warranty Deed to Sarasota Development, L.L.C.,~~
 2787 ~~recorded in Official Record Book 1892, Page 750 of~~
 2788 ~~said Public Records and easterly of the (Proposed~~
 2789 ~~Braden River Mitigation Bank), described above;~~

2790
 2791 ~~Section 24, Township 35 South, Range 19 East:~~

2792
 2793 ~~All of Section 24, Township 35 South, Range 19 East;~~

2794
 2795 ~~Less:~~

2796

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2797 ~~Right of way for State Road 70;~~
 2798
 2799 ~~Section 25, Township 35 South, Range 19 East:~~
 2800
 2801 ~~All of Section 25, Township 35 South, Range 19 East;~~
 2802
 2803 ~~Less:~~
 2804
 2805 ~~Right of way for State Road 70;~~
 2806
 2807 ~~Section 26, Township 35 South, Range 19 East:~~
 2808
 2809 ~~All of Section 26, Township 35 South, Range 19 East;~~
 2810
 2811 ~~Less:~~
 2812
 2813 ~~Premises described in Special Warranty Deed to~~
 2814 ~~Sarasota Development, L.L.C., recorded in Official~~
 2815 ~~Record Book 1892, Page 750 Public Records of Manatee~~
 2816 ~~County, Florida;~~
 2817
 2818 ~~Less:~~
 2819
 2820 ~~Premises described in Memorandum of Purchase Option~~
 2821 ~~Agreement, recorded in Official Record Book 1892, Page~~
 2822 ~~776 Public Records of Manatee County, Florida;~~
 2823
 2824 ~~Section 27, Township 35 South, Range 19 East:~~

2825
 2826 ~~All of Section 27, lying southerly of the Phase 2~~
 2827 ~~Parcel, described in Memorandum of Purchase Option~~
 2828 ~~Agreement, recorded in Official Record Book 1892, Page~~
 2829 ~~776 of said Public Records and Phase 1 Parcel and~~
 2830 ~~Entry Road Parcel, described in Special Warranty Deed~~
 2831 ~~to Sarasota Development, L.L.C., recorded in Official~~
 2832 ~~Record Book 1892, Page 750 Public Records of Manatee~~
 2833 ~~County, Florida;~~
 2834
 2835 ~~Less:~~
 2836
 2837 ~~Right-of-way for Lorraine Road;~~
 2838
 2839 ~~Section 34, Township 35 South, Range 19 East:~~
 2840
 2841 ~~All of Section 34, Township 35 South, Range 19 East,~~
 2842 ~~lying easterly of the east right-of-way line of~~
 2843 ~~Lorraine Road;~~
 2844
 2845 ~~Less:~~
 2846
 2847 ~~Premises described in Special Warranty Deed to The~~
 2848 ~~School Board of Manatee County, recorded in Official~~
 2849 ~~Record Book 1959, Page 2350 Public Records of Manatee~~
 2850 ~~County, Florida; (School Site J)~~
 2851
 2852 ~~Less:~~

2853
 2854 ~~Premises described in Special Warranty Deed to the~~
 2855 ~~Diocese of Venice, recorded in Official Record Book~~
 2856 ~~1532, Page 5848, Less and except premises described in~~
 2857 ~~Special Warranty Deed to Schoreder-Manatee Ranch,~~
 2858 ~~Inc., recorded in Official Record Book 1928, Page 3242~~
 2859 ~~of said Public Records:~~

2860
 2861 ~~Less:~~

2862
 2863 ~~Premises described in Special Warranty Deed to the~~
 2864 ~~Diocese of Venice, recorded in Official Record Book~~
 2865 ~~1928, Page 3248 Public Records of Manatee County,~~
 2866 ~~Florida;~~

2867
 2868 ~~Less:~~

2869
 2870 ~~Premises described in Corrective Warranty Deed to~~
 2871 ~~Harvest United Methodist Church, Inc., recorded in~~
 2872 ~~Official Record Book 1747, Page 777 of said Public~~
 2873 ~~Records:~~

2874
 2875 ~~Section 35, Township 35 South, Range 19 East:~~

2876
 2877 ~~All of Section 35, Township 35 South, Range 19 East;~~

2878
 2879 ~~Section 36, Township 35 South, Range 19 East:~~

2880

2881 ~~All of Section 36, Township 35 South, Range 19 East;~~
 2882
 2883 ~~Section 1, Township 36 South, Range 19 East:~~
 2884
 2885 ~~All of Section 1, Township 36 South, Range 19 East;~~
 2886
 2887 ~~Section 2, Township 36 South, Range 19 East:~~
 2888
 2889 ~~All of Section 2, Township 36 South, Range 19 East;~~
 2890
 2891 ~~Section 3, Township 36 South, Range 19 East:~~
 2892
 2893 ~~All of Section 3, Township 36 South, Range 19 East;~~
 2894
 2895 ~~Less:~~
 2896
 2897 ~~Premises described in Special Warranty Deed to Polo~~
 2898 ~~Ranches of Sarasota, Inc., recorded in Official Record~~
 2899 ~~Book 2602, Page 702 of the Public Records of Sarasota~~
 2900 ~~County, Florida;~~
 2901
 2902 ~~Less:~~
 2903
 2904 ~~Premises described in Special Warranty Deed to Polo~~
 2905 ~~Ranches of Sarasota, Inc., recorded in Official~~
 2906 ~~Instrument Number 2000076164 of the Public Records of~~
 2907 ~~Sarasota County, Florida;~~
 2908

2909 ~~Section 4, Township 36 South, Range 19 East:~~
 2910
 2911 ~~All of Section 4, Township 36 South, Range 19 East;~~
 2912
 2913 ~~Less:~~
 2914
 2915 ~~Premises described in Special Warranty Deed to Polo~~
 2916 ~~Ranches of Sarasota, Inc., recorded in Official Record~~
 2917 ~~Book 2602, Page 702 of the Public Records of Sarasota~~
 2918 ~~County, Florida;~~
 2919
 2920 ~~Less:~~
 2921
 2922 ~~A portion of Premises described in Warranty Deed to~~
 2923 ~~Out-of-Door Academy of Sarasota, Inc., recorded in~~
 2924 ~~Official Record Book 2858, Page 189 of the Public~~
 2925 ~~Records of Sarasota County, Florida~~
 2926
 2927 ~~Section 5, Township 36 South, Range 19 East:~~
 2928
 2929 ~~That portion of Section 5, Township 36 South, Range 19~~
 2930 ~~East, lying east of premises described in Warranty~~
 2931 ~~Deed to Out-of-Door Academy of Sarasota, Inc.,~~
 2932 ~~recorded in Official Record Book 2858, Page 189 of the~~
 2933 ~~Public Records of Sarasota County, Florida;~~
 2934
 2935 ~~Also:~~
 2936

2937 ~~That portion of Section 5, Township 36 South, Range 19~~
 2938 ~~East, lying southerly of the following described~~
 2939 ~~properties:~~

2940
 2941 ~~Premises described in Warranty Deed to Out-of-Door~~
 2942 ~~Academy of Sarasota, Inc., recorded in Official Record~~
 2943 ~~Book 2858, Page 189 of the Public Records of Sarasota~~
 2944 ~~County, Florida~~

2945
 2946 ~~Lakewood Ranch Corporate Park, Unit 3C, recorded in~~
 2947 ~~Plat Book 43, Page 34, Public Records of Sarasota~~
 2948 ~~County, Florida;~~

2949
 2950 ~~Lakewood Ranch Corporate Park, Unit 3B, recorded in~~
 2951 ~~Plat Book 42, Page 30, Public Records of Sarasota~~
 2952 ~~County, Florida;~~

2953
 2954 ~~Lakewood Ranch Corporate Park, Unit 3A, recorded in~~
 2955 ~~Plat Book 41, Page 19, Public Records of Sarasota~~
 2956 ~~County, Florida;~~

2957
 2958 ~~Lakewood Ranch Corporate Park, Unit 1, recorded in~~
 2959 ~~Plat Book 38, Page 26, Public Records of Sarasota~~
 2960 ~~County, Florida;~~

2961
 2962 ~~Lakewood Ranch Corporate Park, Unit 4, Phase 1,~~
 2963 ~~recorded in Plat Book 43, Page 22, Public Records of~~
 2964 ~~Sarasota County, Florida;~~

2965
 2966 ~~Section 6, Township 36 South, Range 19 East:~~
 2967
 2968 ~~That portion of Section 6, Township 36 South, Range 19~~
 2969 ~~East, lying east of the right-of-way of Interstate 75~~
 2970 ~~and south of the following described properties:~~
 2971
 2972 ~~Lakewood Ranch Corporate Park, Unit 4, Phase 1,~~
 2973 ~~recorded in Plat Book 43, Page 22, Public Records of~~
 2974 ~~Sarasota County, Florida;~~
 2975
 2976 ~~Lakewood Ranch Corporate Park, Unit 4, recorded in~~
 2977 ~~Plat Book 40, Page 37, Public Records of Sarasota~~
 2978 ~~County, Florida;~~
 2979
 2980 ~~Lakewood Ranch Corporate Park, Unit 6, Phase 2,~~
 2981 ~~recorded in Plat Book 42, Page 23, Public Records of~~
 2982 ~~Sarasota County, Florida;~~
 2983
 2984 ~~Less:~~
 2985
 2986 ~~Premises described in Corporate Warranty Deed to~~
 2987 ~~Sarasota County, recorded in Official Record~~
 2988 ~~Instrument Number 2002146329, Public Records of~~
 2989 ~~Sarasota County, Florida;~~
 2990
 2991 ~~Section 7, Township 36 South, Range 19 East:~~
 2992

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2993 ~~That portion of Section 7, Township 36 South, Range 19~~
 2994 ~~East, lying east of the right-of-way of Interstate 75;~~
 2995
 2996 ~~Less:~~
 2997
 2998 ~~Premises described in Warranty Deed to Sarasota~~
 2999 ~~County, recorded in Official Instrument Number~~
 3000 ~~2004118447, Public Records of Sarasota County,~~
 3001 ~~Florida;~~
 3002
 3003 ~~Less:~~
 3004
 3005 ~~Premises described in Corporate Warranty Deed to~~
 3006 ~~Sarasota County, recorded in Official Record Book~~
 3007 ~~2880, Page 1528, Public Records of Sarasota County,~~
 3008 ~~Florida;~~
 3009
 3010 ~~Section 8, Township 36 South, Range 19 East:~~
 3011
 3012 ~~All of Section 8, Township 36 South, Range 19 East;~~
 3013
 3014 ~~Less:~~
 3015
 3016 ~~Premises described in Special Warranty Deed to Florida~~
 3017 ~~Power & Light Company, recorded in Official Record~~
 3018 ~~Book 2848, Page 77, Public Records of Sarasota County,~~
 3019 ~~Florida;~~
 3020

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3021 ~~Section 9, Township 36 South, Range 19 East:~~
 3022
 3023 ~~All of Section 9, Township 36 South, Range 19 East;~~
 3024
 3025 ~~Section 10, Township 36 South, Range 19 East:~~
 3026
 3027 ~~All of Section 10, Township 36 South, Range 19 East;~~
 3028
 3029 ~~Section 11, Township 36 South, Range 19 East:~~
 3030
 3031 ~~All of Section 11, Township 36 South, Range 19 East;~~
 3032
 3033 ~~Section 12, Township 36 South, Range 19 East:~~
 3034
 3035 ~~All of Section 12, Township 36 South, Range 19 East;~~
 3036
 3037 ~~Section 5, Township 36 South, Range 20 East:~~
 3038
 3039 ~~The south half of Section 5, Township 36 South, Range~~
 3040 ~~20 East;~~
 3041
 3042 ~~Section 6, Township 36 South, Range 20 East:~~
 3043
 3044 ~~All of Section 6, Township 36 South, Range 20 East;~~
 3045
 3046 ~~Section 7, Township 36 South, Range 20 East:~~
 3047
 3048 ~~All of Section 7, Township 36 South, Range 20 East;~~

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~~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.~~

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

3077 Section 6. Board of Supervisors; general duties.--
 3078 (7) SPECIAL POWERS.--The District shall have, and the
 3079 board may exercise, the following special powers to implement
 3080 its lawful and special purpose and to provide, pursuant to that
 3081 purpose, systems, facilities, services, improvements, projects,
 3082 works, and infrastructure, each of which constitutes a lawful
 3083 public purpose when exercised pursuant to this charter, subject
 3084 to, and not inconsistent with, the regulatory jurisdiction and
 3085 permitting authority of all other applicable governmental
 3086 bodies, agencies, and any special districts having authority
 3087 with respect to any area included therein, and to plan,
 3088 establish, acquire, construct or reconstruct, enlarge or extend,
 3089 equip, operate, finance, fund, and maintain improvements,
 3090 systems, facilities, services, works, projects, and
 3091 infrastructure. Any or all of the following special powers are
 3092 granted by this act in order to implement the special purpose of
 3093 the District:

3094 (r) To provide sustainable or green infrastructure
 3095 improvements, facilities, and services, including, but not
 3096 limited to, recycling of natural resources, reduction of energy
 3097 demands, development and generation of alternative or renewable
 3098 energy sources and technologies, mitigation of urban heat
 3099 islands, sequestration, capping or trading of carbon emissions
 3100 or carbon emissions credits, LEED or Florida Green Building
 3101 Coalition certification, and development of facilities and
 3102 improvements for low-impact development and to enter into joint
 3103 ventures, public-private partnerships, and other agreements and
 3104 to grant such easements as may be necessary to accomplish the

3105 foregoing. Nothing herein shall authorize the District to
 3106 provide electric service to retail customers or otherwise act to
 3107 impair electric utility franchise agreements.

3108
 3109 The enumeration of special powers herein shall not be deemed
 3110 exclusive or restrictive but shall be deemed to incorporate all
 3111 powers express or implied necessary or incident to carrying out
 3112 such enumerated special powers, including also the general
 3113 powers provided by this special act charter to the District to
 3114 implement its single purpose. Further, the provisions of this
 3115 subsection shall be construed liberally in order to carry out
 3116 effectively the special purpose of this District under this act.
 3117 The District shall only exercise the special powers described in
 3118 this subsection ~~paragraphs (a) through (p)~~ within Manatee County
 3119 upon the execution of an interlocal agreement between the
 3120 District and Manatee County consenting to the District's
 3121 exercise of those powers within Manatee County. The District
 3122 shall only exercise the special powers described in this
 3123 subsection ~~paragraphs (a) through (p)~~ within Sarasota County
 3124 upon the execution of an interlocal agreement between the
 3125 District and Sarasota County consenting to the District's
 3126 exercise of those powers within Sarasota County. The District
 3127 may exercise different powers within each county, depending upon
 3128 the timing and content of the respective interlocal agreement,
 3129 as either may be amended from time to time.

3130 Section 3. In the election provided for in section 4, each
 3131 assessable acre or fraction thereof present in person or by
 3132 proxy shall be counted as one vote.

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3133 Section 4. This section and section 3 shall take effect
3134 upon this act becoming a law, and sections 1 and 2 shall take
3135 effect upon approval by a majority vote of the owners of land
3136 within the district, including land included in the original
3137 district boundary description and any land being added to the
3138 district by this act, who are not exempt from ad valorem taxes
3139 or non-ad valorem assessments and who are present in person or
3140 by proxy at a landowners' meeting to be held within 90 days
3141 after the effective date of this act. Such landowners' meeting
3142 shall be noticed as provided in section 5(2)(a) of chapter 2005-
3143 338, Laws of Florida.