

ENROLLED  
CS/HB 1235

2009 Legislature

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

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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

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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:

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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

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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:

139 |  
 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:

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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;  
 177 |  
 178 | Less:  
 179 |  
 180 | Road right-of-way for State Road 64  
 181 |  
 182 | Section 1, Township 35 South, Range 19 East:  
 183 |  
 184 | All of Section 1, Township 35 South, Range 19 East;  
 185 |  
 186 | Less:  
 187 |  
 188 | Road right-of-way for State Road 64  
 189 |  
 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

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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



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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:  
 234  
 235 All of Section 5, Township 35 South, Range 19 East;  
 236  
 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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281 County, Florida;

282

283 Also:

284

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

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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

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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

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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

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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

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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



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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

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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

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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:  
 516  
 517       All of Section 8, Township 35 South, Range 19 East;  
 518  
 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;  
 524  
 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;  
 532

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556  
557  
558  
559  
560

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:

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561        All of Section 14, Township 35 South, Range 19 East;  
 562  
 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;  
 574  
 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:

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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

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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

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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



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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

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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.

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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;

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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

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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

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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;

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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

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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



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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.

912  
 913 Said tract contains 249,186 square feet or 5.7205  
 914 acres, more or less.

915  
 916 Section 23, Township 35 South, Range 19 East:

917  
 918 That portion of Section 23, Township 35 South, Range  
 919 19 East, lying north of State Road 70;

920  
 921 Also:

922  
 923 That portion of Section 23, Township 35 South, Range  
 924 19 East, lying southerly of the right-of-way line for

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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

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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:

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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

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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

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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

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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

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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



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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

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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

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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

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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

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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

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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

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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

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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



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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

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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

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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

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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

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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,

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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

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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.

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

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

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

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

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



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1569  
 1570 All of Section 1, Township 36 South, Range 19 East;  
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 1572 Section 2, Township 36 South, Range 19 East:  
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 1574 All of Section 2, Township 36 South, Range 19 East;  
 1575  
 1576 Section 3, Township 36 South, Range 19 East:  
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 1578 All of Section 3, Township 36 South, Range 19 East;  
 1579  
 1580 Less:  
 1581  
 1582 Premises described in Special Warranty Deed to Polo  
 1583 Ranches of Sarasota, Inc., recorded in Official Record  
 1584 Book 2602, Page 702 of the Public Records of Sarasota  
 1585 County, Florida;  
 1586  
 1587 Less:  
 1588  
 1589 Premises described in Special Warranty Deed to Polo  
 1590 Ranches of Sarasota, Inc., recorded in Official  
 1591 Instrument Number 2000076164 of the Public Records of  
 1592 Sarasota County, Florida;  
 1593  
 1594 Section 4, Township 36 South, Range 19 East:  
 1595  
 1596 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:

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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

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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:

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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"

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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

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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



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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

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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

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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:

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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

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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~~

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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~~

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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~~

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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~~



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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

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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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2072  
2073  
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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~~

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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

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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

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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:~~

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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~~

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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~~



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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~~

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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:~~

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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~~

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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~~

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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;~~

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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;~~

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2433  
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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:~~



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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,~~

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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:~~

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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

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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

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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~~

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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~~

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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~~

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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~~



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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~~

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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~~

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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~~

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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;~~

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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:~~

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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

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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



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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

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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;~~

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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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3076

~~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:

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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

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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.