

1 A bill to be entitled
 2 An act relating to the Lakewood Ranch Stewardship
 3 District, Manatee and Sarasota Counties; amending ch.
 4 2005-338, Laws of Florida, as amended; revising the
 5 boundaries of the Lakewood Ranch Stewardship District;
 6 requiring a referendum; providing an effective date.

7
 8 Be It Enacted by the Legislature of the State of Florida:

9
 10 Section 1. Section 4 of chapter 2005-338, Laws of Florida,
 11 as amended by chapter 2009-263, Laws of Florida, is amended to
 12 read:

13 Section 4. Legal description of the Lakewood Ranch
 14 Stewardship District.—

15
 16 LEGAL DESCRIPTION. The metes and bounds legal
 17 description of the District, within which there are no
 18 parcels of property owned by those who do not wish
 19 their property to be included within the District, is
 20 as follows:

21 Section 29, Township 34 South, Range 19 East:
 22 That portion of Section 29, lying south of the right-
 23 of-way of State Road 64 and east of the record plat of
 24 Lakewood Ranch Commerce Park, Block C, recorded in
 25 Plat Book 38, Page 160 through 163 of the Public
 26 Records of Manatee County, Florida;

27 | Section 31, Township 34 South, Range 19 East:
28 | That portion of the southeast quarter of Section 31,
29 | lying east of Lakewood Ranch Boulevard, a 120-foot
30 | wide Public Right-of-Way, as recorded in Official
31 | Record Book 1429, Page 3703 Public Records of Manatee
32 | County, Florida; also that portion of the southeast
33 | quarter of said Section 31, lying west of said
34 | Lakewood Ranch Boulevard, south of Lakewood Ranch
35 | Commerce Park, Block B, recorded in Plat Book 36,
36 | Pages 71 through 77 of said Public Records and east of
37 | the east line of the "Manatee County Landfill" as
38 | described in Special Warranty Deed to Manatee County,
39 | recorded in Official Record Book 1166, Page 3590,
40 | Public Records of Manatee County, Florida;
41 | Section 32, Township 34 South, Range 19 East:
42 | That portion of the west half of Section 32, lying
43 | east of Lakewood Ranch Boulevard, a 120-foot wide
44 | Public Right-of-Way, as recorded in Official Record
45 | Book 1429, Page 3703 of said Public Records, less and
46 | except the record plat of Lakewood Ranch Commerce
47 | Park, Block C, recorded in Plat Book 38, Page 160
48 | through 163 of said Public Records, also less and
49 | except premises described in Special Warranty Deed to
50 | Lakewood Flex Properties Phase II, Inc., recorded in
51 | Official Record Book 1934, Page 5505 Public Records of
52 | Manatee County, Florida;

53 Also:
 54 The west half of the southeast quarter of said Section
 55 32;
 56 Also:
 57 The southeast quarter of the southeast quarter of said
 58 Section 32, less and except premises described in
 59 Special warranty Deed to Ashton Associates of
 60 Sarasota, L.L.C., recorded in Official Record Book
 61 1888, Page 7567 Public Records of Manatee County,
 62 Florida;
 63 Also:
 64 The northwest quarter of the northeast quarter lying
 65 south of State Road 64, less and except the east 100-
 66 feet described in Warranty Deed to John D. Taylor and
 67 Beverly J. Taylor, recorded in Official Record Book
 68 1331, Page 0041 Public Records of Manatee County,
 69 Florida;
 70 Also:
 71 That portion of the southwest quarter of the northeast
 72 quarter being more particularly described as follows:
 73 Begin at the northwest corner of the southwest quarter
 74 of the northeast quarter of said Section 32; thence
 75 east, 466.8 feet along north side of said 40 acre
 76 tract; thence south, 466.8 feet; thence west, 466.8
 77 feet to west line of 40 acre tract; thence north,
 78 466.8 feet to the POINT OF BEGINNING;

79 | Also:
 80 | That part of the southwest quarter of the northeast
 81 | quarter of Section 32, Township 34 South, Range 19
 82 | East, described as follows: Commence at a concrete
 83 | monument found marking the southwest corner of the
 84 | southwest quarter of the northeast quarter of Section
 85 | 32, Township 34 South, Range 19 East, as occupied by
 86 | John D. Taylor & being the southwest corner of that
 87 | certain parcel of land as described in Official Record
 88 | Book 656 Page 103 of the Public Records of Manatee
 89 | County, Florida, for a POINT OF BEGINNING; thence
 90 | S.89°35'55"E., along the south line of said southeast
 91 | quarter of northeast quarter, 290.77 feet; thence N.
 92 | 00° 42' 08"E., parallel with the west line of said
 93 | southwest quarter of northeast quarter, 299.62 feet;
 94 | thence N. 89°35'55"W. along the northerly line of said
 95 | land described in Official Record Book 656 Page 103, a
 96 | distance of 290.77 feet to the intersection with the
 97 | west line of said southwest quarter of the northeast
 98 | quarter; thence S.00 °42'"08W., along the west line of
 99 | said southwest quarter of the northeast quarter, a
 100 | distance of 299.62 feet to the POINT OF BEGINNING,
 101 | being & lying in the southwest quarter of the
 102 | northeast quarter of Section 32, township 34 South,
 103 | Range 19 East, Manatee County, Florida;
 104 | Section 33, Township 34 South, Range 19 East:

105 | The east half, the northeast quarter of the northwest
 106 | quarter, the northwest quarter of the northwest
 107 | quarter, the southeast quarter of the northwest
 108 | quarter, and the southwest quarter of the southwest
 109 | quarter of Section 33, Township 34 South, Range 19
 110 | East,
 111 | Less:
 112 | Road right-of-way for State Road 64 and less that part
 113 | of the above described property, lying north and east
 114 | of said State Road 64 as described in Official Record
 115 | Book 1095, Page 256;
 116 | Less:
 117 | Road right-of-way for Pope Road;
 118 | Less:
 119 | Premises described in Special Warranty Deed to Roy F.
 120 | Green, recorded in Official Record Book 1752, Page
 121 | 4576;
 122 | Less:
 123 | Premises described in Special Warranty Deed to Triko
 124 | Enterprises, Inc., recorded in Official Record Book
 125 | 1407, Page 3313 and Official Record Book 1752, Page
 126 | 2251;
 127 | Less:
 128 | Premises described in Special Warranty Deed to Peoples
 129 | Gas System, recorded in Official Record Book 1576,
 130 | Page 4158;

131 Section 35, Township 34 South, Range 19 East:
 132 The south half of the northeast quarter, and the east
 133 half of the southeast quarter of Section 35, Township
 134 34 South, Range 19 East;
 135 Less:
 136 Road right-of-way for State Road 64
 137 Section 36, Township 34 South, Range 19 East:
 138 The west half of the northeast quarter, the southeast
 139 quarter of the northeast quarter, the east half of the
 140 northwest quarter, and the south half of Section 36,
 141 Township 34 South, Range 19 East;
 142 Less:
 143 Road right-of-way for State Road 64
 144 Section 1, Township 35 South, Range 19 East:
 145 All of Section 1, Township 35 South, Range 19 East;
 146 Less:
 147 Road right-of-way for State Road 64
 148 Section 2, Township 35 South, Range 19 East:
 149 All of Section 2, Township 35 South, Range 19 East;
 150 Less:
 151 The northwest quarter of the northeast quarter, the
 152 north half of the northwest quarter, and road right-
 153 of-way for State Road 64;
 154 Section 3, Township 35 South, Range 19 East:
 155 The south half of the north half, the southeast
 156 quarter of the southwest quarter, and the southeast

157 quarter of Section 3, Township 35 South, Range 19
 158 East;
 159 Less:
 160 Road right-of-way for Lorraine Road
 161 Section 4, Township 35 South, Range 19 East:
 162 The northwest quarter of the northeast quarter, the
 163 south-half of the northeast quarter, the east half of
 164 the northeast quarter of the northwest quarter, the
 165 southeast quarter of the northwest quarter, the south-
 166 half of the southwest quarter of the northwest
 167 quarter, the north-half of the south-half, the
 168 southeast quarter of the southwest quarter, and the
 169 south half of the southeast quarter of Section 4,
 170 Township 35 South, Range 19 East;

171 Also:

172
 173 DESCRIPTION (WAGER-FANTO PROPERTY):

174
 175 A tract of land lying in Section 4, Township 35 South,
 176 Range 19 East, Manatee County, Florida, being more
 177 particularly described as follows:

178
 179 COMMENCE at the northwest corner of Section 4; thence
 180 S.00°15'25"W. along the west line of said Section 4, a
 181 distance of 664.60 feet to the northwest corner of the
 182 South 1/2 of the Northwest 1/4 of the Northwest 1/4 of

183 said Section 4; the following three (3) calls are
184 along the north line of the South 1/2 of the Northwest
185 1/4 of the Northwest 1/4 of said Section 4; (1) thence
186 S.89°20'00"E. a distance of 25.00 to the northwest
187 corner of premises described in Official Records Book
188 2397, Page 1900 of the Public Records of Manatee
189 County, Florida; (2) thence S.89°20'00"E., a distance
190 of 324.00 feet to the POINT OF BEGINNING; (3) thence
191 S.89°20'00"E., a distance of 986.58 feet to the
192 northeast corner of the South 1/2 of the Northwest 1/4
193 of the Northwest 1/4 of said Section 4; thence
194 S.00°10'10"W., along the east line of the South 1/2 of
195 the Northwest 1/4 of the Northwest 1/4 of said Section
196 4, a distance of 661.66 feet to the northeast corner
197 of the North 1/2 of the Southwest 1/4 of the Northwest
198 1/4 of said Section 4, according to a Boundary Line
199 Agreement, recorded in Official Record Book 1472, Page
200 1069 of said Public Records; thence S.00°27'35"W.,
201 along the east line of said Boundary Line Agreement, a
202 distance of 661.67 feet to the easterly extension of
203 the north line of the premises described in Official
204 Records Book 2533, Page 1294 of said Public Records;
205 the following three (3) calls are along the north
206 boundary of said premises and the easterly extension
207 thereof; (1) thence N.89°35'18"W., a distance of
208 741.08 feet; (2) thence S.01°58'28"E., a distance of

209 | 598.39 feet; (3) thence S.89°10'03"W., a distance of
 210 | 594.46 feet to the east maintained right-of-way line
 211 | of Pope Road (Plat Book 8, Page 138); the following
 212 | five (5) calls are along said east maintained right-
 213 | of-way line of Pope Road: (1) thence N.00°11'03"W., a
 214 | distance of 17.41 feet; (2) thence N.00°15'10"W., a
 215 | distance of 400.00 feet; (3) thence N.00°49'27"E., a
 216 | distance of 200.00 feet; (4) thence N.00°07'15"E., a
 217 | distance of 880.00 feet; (5) thence N.04°38'59"E., a
 218 | distance of 232.92 feet to a point on the south line
 219 | of said premises described in Official Records Book
 220 | 2397, Page 1900 of said Public Records; thence
 221 | S.89°21'05"E., along said south line, a distance of
 222 | 312.90 feet; thence N.00°15'00"E., along the east line
 223 | of said premises, a distance of 210.15 feet to the
 224 | POINT OF BEGINNING.

225 | Less:

226 | Premises described in Special Warranty Deed to
 227 | Ellenton Fruit Company, recorded in Official Record
 228 | Book 1472, Page 4620

229 | Less:

230 | Road right-of-way for Pope Road, recorded in Road Plat
 231 | Book 8, Pages 138 through 152, lying northerly of
 232 | Resolution R-17-013, vacating a portion of Pope Road,
 233 | as recorded in Official Record Book 2664, Page 2798,
 234 | Public Records of Manatee County, Florida.

235 Section 5, Township 35 South, Range 19 East:
 236 All of Section 5, Township 35 South, Range 19 East;
 237 Less:
 238 Right-of-way for Lakewood Ranch Boulevard, as recorded
 239 in Official Record Book 1429, Page 3703 Public Records
 240 of Manatee County, Florida;
 241 Less:
 242 A portion of premises described in Warranty Deed to
 243 the County of Manatee, recorded in Official Record
 244 Book 1540, Page 7900 of said Public Records
 245 Less:
 246 Road right-of-way for Pope Road, recorded in Road Plat
 247 Book 8, Pages 138 through 152
 248 Section 6, Township 35 South, Range 19 East:
 249 That portion of Section 6, Township 35 South, Range 19
 250 East, lying easterly of east line of the "Manatee
 251 County Landfill", as described in Special Warranty
 252 Deed to Manatee County, recorded in Official Record
 253 Book 1166, Page 3590, Public Records of Manatee
 254 County, Florida;
 255 Less:
 256 Right-of-way for Lakewood Ranch Boulevard, as recorded
 257 in Official Record Book 1429, Page 3703 Public Records
 258 of Manatee County, Florida;
 259 Less:

260 A portion of premises described in Warranty Deed to
 261 the County of Manatee, recorded in Official Record
 262 Book 1540, Page 7900 of said Public Records
 263 Section 7, Township 35 South, Range 19 East:
 264 That portion of Section 7, Township 35 South, Range 19
 265 East, lying easterly of the easterly right-of-way line
 266 of Lakewood Ranch Boulevard, as recorded in Official
 267 Record Book 1429, Page 3703 Public Records of Manatee
 268 County, Florida;

269 Also:

270 That portion of Section 7, Township 35 South, Range 19
 271 East, lying southerly of the "Manatee County
 272 Landfill", as described in Special Warranty Deed to
 273 Manatee County, recorded in Official Record Book 1166,
 274 Page 3590, of said Public Records and northerly of the
 275 southerly line of the proposed 44th Avenue, said 44th
 276 Avenue being more particularly described as follows:

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

279 A tract lying in Sections 7 and 8, Township 35 South,
 280 Range 19 East, Manatee County, Florida and described
 281 as follows:

282 Commence at the southwest corner of the North 1/2 of
 283 Section 17, Township 35 South, Range 19 East, also
 284 being the Southeast corner of the North 1/2 of Section
 285 18, Township 35 South, Range 19 East; thence

286 S.89°34'40"E., along the South line of the North 1/2
 287 of said Section 17, a distance of 187.55 feet to the
 288 intersection with the Westerly Right-of-way of
 289 Lakewood Ranch Boulevard (formerly Upper Manatee River
 290 Road Extension), a 120-foot wide public right-of-way
 291 as recorded in Official Record Book 1429, Page 3703 of
 292 the Public Records of Manatee County, Florida, said
 293 point being on the arc of a curve to the right, whose
 294 radius point lies N.63°58'46"E., a radial distance of
 295 2310.00 feet; thence run northwesterly, along said
 296 westerly right-of-way for the following five calls;
 297 thence along the arc of said curve, through a central
 298 angle of 23°42'37", a distance of 955.93 feet to the
 299 point of tangency of said curve; thence N.02°18'37"W.,
 300 a distance of 1736.20 feet to the intersection with
 301 the common section line to Sections 7 and 18, Township
 302 35 South, Range 19 East, said point lying
 303 N.88°45'31"W., 141.64 feet from the section corner
 304 common to said Sections 7 and 18; thence continue
 305 N.02°18'37"W., a distance of 339.27 feet to the point
 306 of curvature of a curve to the right, having a radius
 307 of 4060.00 feet and a central angle of 06°59'18";
 308 thence run Northerly along the arc of said curve, a
 309 distance of 495.20 feet to the point of tangency of
 310 said curve; thence N.04°40'41"E., a distance of
 311 2,624.25 feet to the point of curvature of a curve to

312 the left having a radius of 1,940.00 feet and a
313 central angle of $26^{\circ}40'32''$; thence northerly along the
314 arc of said curve, an arc length of 903.21 feet to the
315 POINT OF BEGINNING; thence $S.68^{\circ}00'09''W.$, a distance
316 of 15.00 feet to a point on a curve to the left, of
317 which the radius point lies $S.68^{\circ}00'09''W.$, a radial
318 distance of 50.00 feet; thence northwesterly along the
319 arc of said curve, through a central angle of
320 $83^{\circ}34'33''$, an arc length of 72.93 feet to the point of
321 tangency of said curve; thence $S.74^{\circ}25'37''W.$, a
322 distance of 54.55 feet to the point of curvature of a
323 curve to the right having a radius of 2,952.50 feet
324 and a central angle of $12^{\circ}46'49''$; thence westerly
325 along the arc of said curve, an arc length of 658.58
326 feet to the end of said curve; thence $N.02^{\circ}47'34''W.$,
327 along a line radial to the last described curve, a
328 distance of 12.50 feet to the point of curvature of a
329 non-tangent curve to the right, of which the radius
330 point lies $N.02^{\circ}47'34''W.$, a radial distance of
331 2,940.00 feet; thence westerly along the arc of said
332 curve, through a central angle of $24^{\circ}02'05''$, an arc
333 length of 1,233.29 feet to the point of reverse
334 curvature of a curve to the left having a radius of
335 2,790.00 feet and a central angle of $31^{\circ}26'50''$; thence
336 westerly along the arc of said curve, a distance of
337 1,531.31 feet to the point of reverse curvature of a

338 curve to the right having a radius of 2,940.00 feet
339 and a central angle of 15°52'03"; thence westerly
340 along the arc of said curve, a distance of 814.20 feet
341 to the northerly line of a 50-foot wide gas line
342 easement as recorded in Official Record Book 27, Page
343 220 and Official Record Book 396, Page 91 of said
344 public records; thence N.59°42'53"E., along said
345 northerly line, a distance of 270.14 feet to the point
346 of curvature of a non-tangent curve to the left, of
347 which the radius point lies N.01°10'01"E., a radial
348 distance of 2,790.00 feet; thence easterly along the
349 arc of said curve, through a central angle of
350 11°22'19", an arc length of 553.75 feet to the point
351 of reverse curvature of a curve to the right having a
352 radius of 2,940.00 feet and a central angle of
353 31°26'50"; thence easterly along the arc of said
354 curve, a distance of 1,613.64 feet to the point of
355 reverse curvature of a curve to the left having a
356 radius of 2,790.00 feet and a central angle of
357 24°02'05"; thence easterly along the arc of said
358 curve, a distance of 1,170.37 feet to the end of said
359 curve; thence N.02°47'34"W., a distance of 12.50 feet
360 to the point of curvature of a non-tangent curve to
361 the left, of which the radius point lies
362 N.02°47'34"W., a radial distance of 2,777.50 feet;
363 thence easterly along the arc of said curve, through a

364 central angle of 12°46'49", an arc length of 619.55
 365 feet to the point of tangency of said curve; thence
 366 N.74°25'37"E., a distance of 12.28 feet to the point
 367 of curvature of a curve to the left having a radius of
 368 50.00 feet and a central angle of 55°27'02"; thence
 369 northeasterly along the arc of said curve, an arc
 370 length of 48.39 feet to a point on the south line of
 371 Manatee County Pond Site Number 5, as recorded in
 372 Official Record Book 1528, Page 7481 of said public
 373 records; thence S.87°35'31"E., along a line non-
 374 tangent to the last described curve, being the south
 375 line of said Pond Site Number 5, a distance of 30.72
 376 feet to the westerly right-of-way line of the
 377 aforementioned Lakewood Ranch Boulevard and the point
 378 of curvature of a non-tangent curve to the left, of
 379 which the radius point lies N.66°15'14"E., a radial
 380 distance of 1,560.00 feet; the following 2 calls are
 381 along said westerly right-of-way line; thence
 382 southeasterly along the arc of said curve, through a
 383 central angle of 02°50'31", an arc length of 77.38
 384 feet to the point of reverse curvature of a curve to
 385 the right having a radius of 1,940.00 feet and a
 386 central angle of 04°35'26"; thence southeasterly along
 387 the arc of said curve, a distance of 155.44 feet to
 388 the POINT OF BEGINNING.

389 Said tract contains 650,151 square feet or 14.9254
390 acres, more or less.

391 Also:

392 A tract of land lying in Sections 7 and 8, Township 35
393 South, Range 19 East, Manatee County, Florida and
394 described as follows:

395 Commence at the Southeast corner of Section 7,
396 Township 35 South, Range 19 East; thence
397 S.89°34'35"E., a distance of 4,650.84 feet; thence
398 N.00°25'25"E., a distance of 1,889.17 feet; thence
399 S82°55'49"W, 912.79 feet to a point of curvature;
400 Thence 1,287.78 feet along the arc of said curve to
401 the left through a central angle of 34°25'49", said
402 curve having a radius of 2,143.00 feet and being
403 subtended by a chord which bears S65°42'55"W, 1,268.49
404 feet to a point of reverse curvature; Thence 1,575.56
405 feet along the arc of a curve to the right through a
406 central angle of 44°37'24", said curve having a radius
407 of 2,023.00 feet and being subtended by a chord which
408 bears S70°48'42"W, 1,536.04 feet to the point of
409 tangency of said curve; Thence N86°52'35"W, 1,131.57
410 feet to a point of curvature; Thence 79.90 feet along
411 the arc of said curve to the right through a central
412 angle of 91°33'16", said curve having a radius of
413 50.00 feet and being subtended by a chord which bears
414 N41°05'57"W, 71.66 feet to the point of tangency of

415 | said curve; said point being a point on the east line
416 | of Lakewood Ranch Boulevard as recorded in Official
417 | Record Book 1429, Page 3703 of the Public Records of
418 | Manatee County, Florida; thence along said east line
419 | of Lakewood Ranch Boulevard, N04°40'41"E, 1649.56
420 | feet; Thence N85°19'19"W, 120.00 feet to a point on
421 | the west line of said Lakewood Ranch Boulevard, said
422 | point being the northeast corner of Pond No. 4, as
423 | described in Official Record Book 1528, Page 7481 and
424 | corrected in Official Record Book 1540, Page 7918 of
425 | said Public Records and being the POINT OF BEGINNING;
426 | The following five (5) calls are along the northerly
427 | and westerly lines of said Pond No. 4; Thence
428 | S86°50'17"W, 227.27 feet; Thence S40°02'37"W, 121.13
429 | feet; Thence S28°36'43"W, 108.34 feet; Thence
430 | S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21
431 | feet to a point on the northerly line of premises
432 | described in Official Record Book 1859, Page 5334 of
433 | said Public Records; the following fifteen (15) calls
434 | are along said northerly line; Thence N22°59'39"W,
435 | 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence
436 | S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67
437 | feet; Thence S64°33'59"W, 57.70 feet; Thence
438 | S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22
439 | feet; Thence S72°42'09"W, 41.01 feet; Thence
440 | N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49

441 feet; Thence N77°09'41"W, 34.90 feet; Thence
 442 N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97
 443 feet; Thence N59°06'15"W, 54.56 feet; Thence
 444 S87°08'17"W, 75.46 feet to a point on the easterly
 445 line of premises described in Official Record Book
 446 2043, Page 123 of said Public Records: the following
 447 three (3) calls are along said easterly line; Thence
 448 N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88
 449 feet; Thence N04°53'06"W, 605.45 feet to a point on
 450 the arc of a curve, said point also being a point on
 451 the southerly right-of-way line of 44th Avenue East
 452 (175' wide right-of-way, at this point) as recorded in
 453 Official Record Book 2191, Page 3454 of said Public
 454 Records; the following three (3) calls are along said
 455 southerly right-of-way line; Thence 552.19 feet along
 456 the arc of said curve to the left through a central
 457 angle of 10°42'56", said curve having a radius of
 458 2,952.50 feet and being subtended by a chord which
 459 bears N79°47'05"E, 551.38 feet to the point of
 460 tangency of said curve; Thence N74°25'37"E, 69.64 feet
 461 to a point of curvature; Thence 72.98 feet along the
 462 arc of said curve to the right through a central angle
 463 of 83°37'37", said curve having a radius of 50.00 feet
 464 and being subtended by a chord which bears
 465 S63°45'35"E, 66.67 feet to a point of compound
 466 curvature, said point being a point on the westerly

467 right-of-way line of said Lakewood Ranch Boulevard;
 468 the following two (2) calls are along said westerly
 469 right-of-way line; Thence 901.48 feet along the arc of
 470 said curve to the right through a central angle of
 471 26°37'27", said curve having a radius of 1,940.00 feet
 472 and being subtended by a chord which bears
 473 S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22
 474 feet to the POINT OF BEGINNING.
 475 Containing 1,711,100 square feet or 39.2814 acres,
 476 more or less.
 477 Less:
 478 Right-of-way for Lakewood Ranch Boulevard, as recorded
 479 in Official Record Book 1429, Page 3703 Public Records
 480 of Manatee County, Florida;
 481 Less:
 482 A portion of premises described in Warranty Deed to
 483 the County of Manatee, recorded in Official Record
 484 Book 1528, Page 7481 and Corrective Warranty Deed
 485 recorded in Official Record Book 1540, Page 7918
 486 Public Records of Manatee County, Florida;
 487 Section 8, Township 35 South, Range 19 East:
 488 All of Section 8, Township 35 South, Range 19 East;
 489 Less:
 490 Right-of-way for Lakewood Ranch Boulevard, as recorded
 491 in Official Record Book 1429, Page 3703 Public Records
 492 of Manatee County, Florida;

493 Less:
 494 A portion of premises described in Warranty Deed to
 495 the County of Manatee, recorded in Official Record
 496 Book 1528, Page 7481 and Corrective Warranty Deed
 497 recorded in Official Record Book 1540, Page 7918
 498 Public Records of Manatee County, Florida;
 499 Section 9, Township 35 South, Range 19 East:
 500 All of Section 9, Township 35 South, Range 19 East;
 501 Section 10, Township 35 South, Range 19 East:
 502 The north half and the southeast quarter of Section
 503 10, Township 35 South, Range 19 East;
 504 Less:
 505 Road right-of-way for Lorraine Road;
 506 Section 11, Township 35 South, Range 19 East:
 507 All of Section 11, Township 35 South, Range 19 East;
 508 Section 12, Township 35 South, Range 19 East:
 509 All of Section 12, Township 35 South, Range 19 East;
 510 Section 13, Township 35 South, Range 19 East:
 511 All of Section 13, Township 35 South, Range 19 East;
 512 Section 14, Township 35 South, Range 19 East:
 513 All of Section 14, Township 35 South, Range 19 East;
 514 Section 15, Township 35 South, Range 19 East:
 515 The east-half, the Southwest quarter of the northwest
 516 quarter, the southeast quarter of the southwest
 517 quarter, and the northeast quarter of the southwest

518 quarter of Section 15, Township 35 South, Range 19
 519 East;
 520 Less:
 521 Road right-of-way for Lorraine Road and State Road 70;
 522 Less:
 523 The northeast quarter of the southwest quarter of the
 524 northwest quarter of Section 15, Township 35 South,
 525 Range 19 East;
 526 Less:
 527 The east 66 feet of the northwest quarter of the
 528 southwest quarter of the northwest quarter of Section
 529 15, Township 35 South, Range 19 East, described in
 530 Warranty Deed to Clive and Judith Morris, recorded in
 531 Official Record Book 1574, Page 2146;
 532 Less:
 533 Premises described in Special Warranty Deed to Peace
 534 River Electric Cooperative, Inc. described in Official
 535 Record Book 1542, Page 5178;
 536 Less:
 537 Premises described in Special Warranty Deed to Peace
 538 River Electric Cooperative, Inc. described in Official
 539 Record Book 1747, Page 6675;
 540 Less:
 541 That part included in the plat of Crawley Substation
 542 Roadway, recorded in Plat Book 43, Pages 84 and 85
 543 Public Records of Manatee County, Florida;

544 Less:
 545 Fire House Site
 546 COMMENCE at a concrete monument found marking the
 547 occupied northwest corner of the southwest 1/4 of
 548 Section 15, Township 35 South, Ranch 19 East; thence
 549 S89°31'12"E, along the occupied north line of said
 550 southwest 1/4, a distance of 1343.23 ft. to the
 551 intersection with the west line of the northeast 1/4
 552 of said southwest 1/4; thence S00°04'29"E, along said
 553 west line, a distance of 1281.86 ft., thence
 554 S87°56'19"E, a distance of 1049.55 ft. for a POINT OF
 555 BEGINNING, said point lying on the northerly right-of-
 556 way of 59th Avenue East, a 100 ft. wide public right-
 557 of-way as shown on "Crawley Substation Roadway", a
 558 roadway plat as recorded in Plat Book 43, Pages 84 and
 559 85, Public Records of Manatee County, Florida; thence
 560 continue S87°56'19"E, along said northerly right-of-
 561 way, a distance of 398.37 ft. to the intersection with
 562 the westerly line of that certain parcel of land as
 563 described and recorded in Official Records Book 1542,
 564 Page 5178, said Public Records; thence N00°25'16"W,
 565 along said westerly line, a distance of 547.23 ft.;
 566 thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a
 567 distance of 547.23 ft. to the POINT OF BEGINNING,
 568 being and lying in Section 15, Township 35 South,
 569 Range 19 East, Manatee County, Florida.

570 | Containing 5.00 acres, more or less.
571 | Section 16, Township 35 South, Range 19 East:
572 | All of Section 16, Township 35 South, Range 19 East;
573 | Less:
574 | Road right-of-way for State Road 70;
575 | Less:
576 | Road right-of-way for Pope Road
577 | Less:
578 | Premises described in Warranty Deed to the State of
579 | Florida Department of Transportation, recorded in
580 | Official Record Book 1915, Page 5768 Public Records of
581 | Manatee County, Florida;
582 | Less:
583 | Premises described in Warranty Deed to Covered Bridge
584 | Holdings III, LLC, recorded in Official Record Book
585 | 1970, Page 707 Public Records of Manatee County,
586 | Florida;
587 | Less:
588 | Premises described in Warranty Deed to the Diocese of
589 | Venice, recorded in Official Record Book 1451, Page
590 | 964, less premises conveyed to SMR 70, North 70, LLC,
591 | in Special Warranty Deed, recorded in Official Record
592 | Book 1928, Page 3315;
593 | Less:
594 | Premises described in Special Warranty Deed to the
595 | Diocese of Venice, recorded in Official Record Book

596 | 1928, Page 3321 Public Records of Manatee County,
 597 | Florida;
 598 | Section 17, Township 35 South, Range 19 East:
 599 | All of Section 17, Township 35 South, Range 19 East,
 600 | lying east of the right-of-way of Lakewood Ranch
 601 | Boulevard, as recorded in Official Record Book 1429,
 602 | Page 3703 Public Records of Manatee County, Florida;
 603 | Less:
 604 | Road right-of-way for State Road 70;
 605 | Less:
 606 | Premises described in Warranty Deed to the State of
 607 | Florida Department of Transportation, recorded in
 608 | Official Record Book 1915, Page 5768 Public Records of
 609 | Manatee County, Florida;
 610 | Less:
 611 | A portion of premises described in Warranty Deed to
 612 | the County of Manatee, recorded in Official Record
 613 | Book 1528, Page 7481 and Corrective Warranty Deed
 614 | recorded in Official Record Book 1540, Page 7918
 615 | Public Records of Manatee County, Florida;
 616 | Section 18, Township 35 South, Range 19 East:
 617 | All of Section 18, Township 35 South, Range 19 East,
 618 | lying east of the right-of-way of Lakewood Ranch
 619 | Boulevard, as recorded in Official Record Book 1429,
 620 | Page 3703 Public Records of Manatee County, Florida;
 621 | Section 22, Township 35 South, Range 19 East:

622 That portion of Section 22, Township 35 South, Range
 623 19 East, lying northerly of the northerly right-of-way
 624 line of State Road 70;

625 Also:

626 That portion of Sections 22, 23 and 27, lying within
 627 the following described property:

628 DESCRIPTION (Proposed Braden River Mitigation Bank)

629 A tract of land lying in Sections 22, 23 and 27,
 630 Township 35 South, Range 19 East, Manatee County,
 631 Florida and described as follows:

632 Commence at the northwest corner of Section 21,
 633 Township 35 South, Range 19 East; thence S.89°24'47"E.
 634 along the north line of said Section 21, a distance of
 635 5379.98 feet to the northwest corner of said Section
 636 22; thence S.00°30'23"W. along the west line of said
 637 Section 22, a distance of 134.20 feet to a point on
 638 the southerly Right-of-way line of State Road 70; the
 639 following 4 calls are along said southerly right-of-
 640 way line; thence S.89°19'57"E., a distance of 521.35
 641 feet; thence S.89°21'15"E., a distance of 3,754.54
 642 feet to the point of curvature of a curve to the right
 643 having a radius of 1,777.86 feet and a central angle
 644 of 34°24'33"; thence easterly along the arc of said
 645 curve, an arc length of 1,067.70 feet to the point of
 646 tangency of said curve; thence S.54°56'41"E., a
 647 distance of 821.49 feet to the POINT OF BEGINNING;

648 | thence continue S.54°56'41"E. along the above
 649 | mentioned southerly right-of-way line, a distance of
 650 | 4,427.83 feet; thence S.15°00'00"W., a distance of
 651 | 701.34 feet; thence N.71°00'00"W., a distance of
 652 | 2,270.00 feet; thence S.45°00'00"W., a distance of
 653 | 65.00 feet; thence S.00°00'00"W., a distance of 395.00
 654 | feet; thence S.86°30'00"W., a distance of 1,250.00
 655 | feet; thence S.00°00'00"W., a distance of 338.36 feet;
 656 | thence S.43°00'00"E., a distance of 155.00 feet;
 657 | thence S.00°00'00"W., a distance of 150.00 feet;
 658 | thence S.59°56'21"W., a distance of 110.00 feet;
 659 | thence N.63°00'00"W., a distance of 306.73 feet;
 660 | thence N.10°00'00"W., a distance of 299.62 feet;
 661 | thence S.89°37'37"W., a distance of 301.32 feet;
 662 | thence S.72°00'46"W., a distance of 368.15 feet;
 663 | thence S.48°06'41"W., a distance of 169.68 feet;
 664 | thence N.08°37'00"E., a distance of 159.00 feet;
 665 | thence N.57°02'56"E., a distance of 594.02 feet;
 666 | thence N.07°52'51"W., a distance of 27.87 feet; thence
 667 | N.61°22'29"W., a distance of 167.29 feet; thence
 668 | N.83°56'09"W., a distance of 103.18 feet; thence
 669 | S.85°40'21"W., a distance of 75.29 feet; thence
 670 | S.44°35'18"W., a distance of 66.94 feet; thence
 671 | S.82°54'53"W., a distance of 86.64 feet; thence
 672 | S.48°07'08"W., a distance of 74.53 feet; thence
 673 | S.26°33'46"W., a distance of 49.90 feet; thence

674 S.39°24'11"W., a distance of 50.01 feet to a point on
 675 the northerly line of a Conservation Easement as
 676 recorded in the Official Records Book 1524, Page 5098
 677 of the Public Records of Manatee County, Florida; the
 678 following 15 calls are along the northerly and
 679 westerly lines of said Conservation Easement; thence
 680 S.63°06'49"W., a distance of 38.30 feet; thence
 681 S.30°38'41"W., a distance of 53.69 feet; thence
 682 S.68°49'15"W., a distance of 91.30 feet; thence
 683 S.51°14'32"W., a distance of 68.98 feet; thence
 684 S.76°31'40"W., a distance of 62.88 feet; thence
 685 S.45°09'35"W., a distance of 35.02 feet; thence
 686 S.36°11'14"E., a distance of 48.92 feet; thence
 687 S.18°26'10"E., a distance of 45.74 feet; thence
 688 S.09°12'08"W., a distance of 19.73 feet; thence
 689 S.32°09'14"E., a distance of 76.50 feet; thence
 690 S.07°27'24"E., a distance of 35.67 feet; thence
 691 S.29°09'12"E., a distance of 41.08 feet; thence
 692 S.11°37'55"E., a distance of 49.89 feet; thence
 693 S.51°55'08"E., a distance of 29.11 feet; thence
 694 S.67°03'11"E., a distance of 66.38 feet; thence
 695 N.66°35'24"E., a distance of 31.03 feet; thence
 696 S.45°47'43"E., a distance of 148.54 feet; thence
 697 S.18°48'41"W., a distance of 163.72 feet; thence
 698 S.82°50'11"W., a distance of 81.44 feet; thence
 699 N.69°18'50"W., a distance of 147.54 feet; thence

700 N.16°28'56"W., a distance of 96.10 feet; thence
 701 N.07°30'43"W., a distance of 141.37 feet; thence
 702 S.65°00'00"W., a distance of 1,078.77 feet; thence
 703 S.83°00'00"W., a distance of 630.49 feet; thence
 704 S.62°15'00"W., a distance of 585.88 feet; thence
 705 S.55°30'00"W., a distance of 859.04 feet; thence
 706 S.35°00'00"W., a distance of 453.13 feet; thence
 707 S.69°00'00"W., a distance of 637.50 feet; thence
 708 N.65°15'00"W., a distance of 464.25 feet; thence
 709 N.35°51'00"W., a distance of 385.00 feet; thence
 710 N.83°00'00"W., a distance of 137.04 feet to the point
 711 of curvature of a non-tangent curve to the left, of
 712 which the radius point lies S.85°59'50"W., a radial
 713 distance of 6,090.00 feet; thence northerly along the
 714 arc of said curve, through a central angle of
 715 00°49'46", an arc length of 88.17 feet to the point of
 716 tangency of said curve; thence N.00°51'26"E., a
 717 distance of 490.58 feet; thence N.00°30'20"E., a
 718 distance of 355.33 feet to the point of curvature of a
 719 curve to the right having a radius of 2,880.00 feet
 720 and a central angle of 07°28'45"; thence northerly
 721 along the arc of said curve, an arc length of 375.94
 722 feet to the end of said curve; thence S.67°11'02"E.
 723 non-radial to the last described curve, a distance of
 724 629.23 feet; thence S.81°49'22"E., a distance of
 725 263.52 feet; thence N.80°03'53"E., a distance of

726 275.24 feet; thence N.69°59'29"E., a distance of
 727 317.24 feet; thence N.57°35'22"E., a distance of
 728 178.26 feet; thence N.81°03'05"E., a distance of
 729 234.09 feet; thence N.63°21'55"E., a distance of
 730 439.23 feet; thence N.44°11'27"E., a distance of
 731 241.21 feet; thence N.63°21'56"E., a distance of
 732 148.94 feet; thence N.74°49'49"E., a distance of
 733 163.40 feet; thence N.75°39'49"E., a distance of
 734 461.38 feet; thence N.52°24'58"E., a distance of
 735 284.05 feet; thence N.37°35'20"E., a distance of
 736 294.52 feet; thence N.33°58'26"E., a distance of
 737 687.37 feet; thence N.46°31'18"E., a distance of
 738 195.52 feet; thence N.76°15'16"E., a distance of
 739 235.33 feet; thence N.53°47'33"E., a distance of
 740 231.66 feet; thence N.15°20'53"E., a distance of
 741 147.34 feet; thence N.32°20'46"E., a distance of
 742 368.15 feet; thence S.83°51'29"E., a distance of
 743 332.08 feet; thence S.56°57'53"E., a distance of
 744 139.47 feet; thence N.35°53'49"E., a distance of
 745 417.52 feet; thence N.50°25'21"W., a distance of
 746 348.47 feet; thence N.00°06'50"E., a distance of
 747 135.65 feet; thence N.24°22'30"E., a distance of
 748 201.08 feet; thence N.61°14'22"E., a distance of
 749 113.08 feet; thence S.62°11'08"E., a distance of
 750 197.43 feet to the point of curvature of a curve to
 751 the right having a radius of 100.00 feet and a central

752 angle of 88°54'40"; thence southerly along the arc of
 753 said curve, an arc length of 155.18 feet to the point
 754 of tangency of said curve; thence S.26°43'33"W., a
 755 distance of 224.96 feet; thence S.50°07'45"E., a
 756 distance of 125.37 feet; thence N.49°56'25"E., a
 757 distance of 228.41 feet; thence N.08°47'40"E., a
 758 distance of 153.43 feet; thence N.38°13'49"W., a
 759 distance of 139.09 feet; thence N.11°59'28"E., a
 760 distance of 271.56 feet; thence N.37°00'30"E., a
 761 distance of 306.68 feet to the POINT OF BEGINNING.

762 Said tract contains 15,214,335 square feet or 349.2731
 763 acres, more or less.

764 Also:

765 That portion of Sections 22 and 23, lying within the
 766 following described property:

767 A tract of land lying in Sections 22 and 23, Township
 768 35 South, Range 19 East, Manatee County, Florida and
 769 being more particularly described as follows:

770 Commence at the southeast corner of Section 22,
 771 Township 35 South, Range 19 East; thence N.89°29'42"W.
 772 along the south line of said Section 22, 587.90 feet;
 773 thence N.00°30'18"E., perpendicular with said south
 774 line, a distance of 802.96 feet to the POINT OF
 775 BEGINNING; thence N.66°35'24"E., a distance of 31.03
 776 feet; thence S.45°47'43"E., a distance of 68.87 feet;
 777 thence N.22°15'45"E., a distance of 66.77 feet; thence

778 N.21°25'53"E., a distance of 88.19 feet; thence
 779 N.08°37'00"E., a distance of 159.00 feet; thence
 780 N.57°02'56"E., a distance of 594.02 feet; thence
 781 N.07°52'51"W., a distance of 27.87 feet; thence
 782 N.61°22'29"W., a distance of 167.29 feet; thence
 783 N.83°56'09"W., a distance of 103.18 feet; thence
 784 S.85°40'21"W., a distance of 75.29 feet; thence
 785 S.44°35'18"W., a distance of 66.94 feet; thence
 786 S.82°54'53"W., a distance of 86.64 feet; thence
 787 S.48°07'08"W., a distance of 74.53 feet; thence
 788 S.26°33'46"W., a distance of 49.90 feet; thence
 789 S.39°24'11"W., a distance of 50.01 feet to a point on
 790 the northerly line of a Conservation Easement as
 791 recorded in the Official Records Book 1524, Page 5098
 792 of the Public Records of Manatee County, Florida; the
 793 following 15 calls are along the northerly and
 794 westerly lines of said Conservation Easement; thence
 795 S.63°06'49"W., a distance of 38.30 feet; thence
 796 S.30°38'41"W., a distance of 53.69 feet; thence
 797 S.68°49'15"W., a distance of 91.30 feet; thence
 798 S.51°14'32"W., a distance of 68.98 feet; thence
 799 S.76°31'40"W., a distance of 62.88 feet; thence
 800 S.45°09'35"W., a distance of 35.02 feet; thence
 801 S.36°11'14"E., a distance of 48.92 feet; thence
 802 S.18°26'10"E., a distance of 45.74 feet; thence
 803 S.09°12'08"W., a distance of 19.73 feet; thence

804 S.32°09'14"E., a distance of 76.50 feet; thence
 805 S.07°27'24"E., a distance of 35.67 feet; thence
 806 S.29°09'12"E., a distance of 41.08 feet; thence
 807 S.11°37'55"E., a distance of 49.89 feet; thence
 808 S.51°55'08"E., a distance of 29.11 feet; thence
 809 S.67°03'11"E., a distance of 66.38 feet to the POINT
 810 OF BEGINNING.

811 Said tract contains 249,186 square feet or 5.7205
 812 acres, more or less.

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

814 That portion of Section 23, Township 35 South, Range
 815 19 East, lying north of State Road 70;

816 Also:

817 That portion of Section 23, Township 35 South, Range
 818 19 East, lying southerly of the right-of-way line for
 819 State Road 70, easterly of premises described in
 820 Special Warranty Deed to Sarasota Development, L.L.C.,
 821 recorded in Official Record Book 1892, Page 750 of
 822 said Public Records and easterly of the (Proposed
 823 Braden River Mitigation Bank), described above;

824 Section 24, Township 35 South, Range 19 East:

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

826 Less:

827 Right-of-way for State Road 70;

828 Section 25, Township 35 South, Range 19 East:

829 All of Section 25, Township 35 South, Range 19 East;

830 Less:
 831 Right-of-way for State Road 70;
 832 Section 26, Township 35 South, Range 19 East:
 833 All of Section 26, Township 35 South, Range 19 East,
 834 including that portion of the Phase 2 Parcel,
 835 described in Memorandum of Purchase Option Agreement,
 836 recorded in Official Record Book 1892, Page 776 Public
 837 Records of Manatee County, Florida, being more
 838 particularly described below, under Section 27,
 839 Township 35 South, Range 19 East;
 840 Less:
 841 Premises described in Special Warranty Deed to
 842 Sarasota Development, L.L.C., recorded in Official
 843 Record Book 1892, Page 750 Public Records of Manatee
 844 County, Florida;
 845 Section 27, Township 35 South, Range 19 East:
 846 All of Section 27, lying southerly of the Phase 2
 847 Parcel, described in Memorandum of Purchase Option
 848 Agreement, recorded in Official Record Book 1892, Page
 849 776 of said Public Records and southerly of the Phase
 850 1 Parcel and Entry Road Parcel, described in Special
 851 Warranty Deed to Sarasota Development, L.L.C.,
 852 recorded in Official Record Book 1892, Page 750 Public
 853 Records of Manatee County, Florida;
 854 Also:

855 The Phase 2 Parcel, described in Memorandum of
 856 Purchase Option Agreement, recorded in Official Record
 857 Book 1892, Page 776 Public Records of Manatee County,
 858 Florida, lying in Sections 26 and 27, Township 35
 859 South, Range 19 East, described as follows:
 860 A tract of land lying in Sections 26 and 27, Township
 861 35 South, Range 19 East, Manatee County, Florida and
 862 described as follows:
 863 Commence at the Northwest corner of said Section 27;
 864 thence S.89°29'32"E. along the north line of said
 865 Section 27, a distance of 56.31 feet to a point on the
 866 easterly line of Lorraine Road, a 120-foot wide public
 867 right-of-way, also being point of curvature of a non-
 868 tangent curve to the left, of which the radius point
 869 lies N.89°18'01"E., a radial distance of 5,940.00
 870 feet; thence southerly along the arc of said curve,
 871 through a central angle of 04°26'58", an arc length of
 872 461.28 feet to the point of reverse curvature of a
 873 curve to the right having a radius of 6,060.00 feet
 874 and a central angle of 05°31'12"; thence southerly
 875 along the arc of said curve, a distance of 583.83 feet
 876 to the end of said curve; thence S.89°37'46"E. along a
 877 line radial to the last described curve, a distance of
 878 240.68 feet; thence S.40°36'26"E., a distance of
 879 257.70 feet; thence S.81°04'26"E., a distance of
 880 540.66 feet; thence S.49°05'50"E., a distance of

881 215.16 feet; thence N.40°54'10"E., a distance of
882 656.03 feet; thence N.69°00'00"E., a distance of
883 414.64 feet to the point of curvature of a curve to
884 the right having a radius of 325.00 feet and a central
885 angle of 93°51'32"; thence southeasterly along the arc
886 of said curve, an arc length of 532.40 feet to the
887 point of tangency of said curve; thence S.17°08'28"E.,
888 a distance of 477.41 feet to the point of curvature of
889 a curve to the left having a radius of 1,304.68 feet
890 and a central angle of 46°09'43"; thence southeasterly
891 along the arc of said curve, an arc length of 1,051.15
892 feet to the point of compound curvature of a curve to
893 the left having a radius of 300.00 feet and a central
894 angle of 27°41'00"; thence easterly along the arc of
895 said curve, an arc length of 144.95 feet to the point
896 of reverse curvature of a curve to the right having a
897 radius of 300.00 feet and a central angle of
898 33°34'45"; thence easterly along the arc of said
899 curve, a distance of 175.82 feet to the point of
900 reverse curvature of a curve to the left having a
901 radius of 500.00 feet and a central angle of
902 14°40'42"; thence southeasterly along the arc of said
903 curve, a distance of 128.09 feet to the POINT OF
904 BEGINNING; thence N.39°42'17"E., a distance of
905 1,366.14 feet; thence N.71°15'17"E., a distance of
906 132.13 feet to the point of curvature of a curve to

907 | the right having a radius of 265.00 feet and a central
908 | angle of $28^{\circ}19'05''$; thence easterly along the arc of
909 | said curve, an arc length of 130.97 feet to the point
910 | of reverse curvature of a curve to the left having a
911 | radius of 155.00 feet and a central angle of
912 | $30^{\circ}13'47''$; thence easterly along the arc of said
913 | curve, a distance of 81.78 feet to the point of
914 | reverse curvature of a curve to the right having a
915 | radius of 270.00 feet and a central angle of
916 | $23^{\circ}31'53''$; thence easterly along the arc of said
917 | curve, a distance of 110.89 feet to the point of
918 | reverse curvature of a curve to the left having a
919 | radius of 95.00 feet and a central angle of $52^{\circ}06'49''$;
920 | thence northeasterly along the arc of said curve, a
921 | distance of 86.41 feet to the point of tangency of
922 | said curve; thence $N.40^{\circ}45'38''E.$, a distance of 298.99
923 | feet to the point of curvature of a curve to the left
924 | having a radius of 30.00 feet and a central angle of
925 | $33^{\circ}41'32''$; thence northeasterly along the arc of said
926 | curve, an arc length of 17.64 feet to the point of
927 | tangency of said curve; thence $N.07^{\circ}04'07''E.$, a
928 | distance of 174.24 feet to the point of curvature of a
929 | curve to the left having a radius of 80.00 feet and a
930 | central angle of $27^{\circ}39'30''$; thence northerly along the
931 | arc of said curve, an arc length of 38.62 feet to the
932 | point of tangency of said curve; thence $N.20^{\circ}35'23''W.$,

933 a distance of 166.34 feet to the point of curvature of
934 a curve to the right having a radius of 70.00 feet and
935 a central angle of $77^{\circ}05'18''$; thence northerly along
936 the arc of said curve, an arc length of 94.18 feet to
937 the point of compound curvature of a curve to the
938 right having a radius of 750.00 feet and a central
939 angle of $07^{\circ}46'18''$; thence northeasterly along the arc
940 of said curve, an arc length of 101.73 feet to the
941 point of compound curvature of a curve to the right
942 having a radius of 220.00 feet and a central angle of
943 $88^{\circ}47'03''$; thence easterly along the arc of said
944 curve, an arc length of 340.91 feet to the point of
945 reverse curvature of a curve to the left having a
946 radius of 130.00 feet and a central angle of
947 $26^{\circ}24'49''$; thence southeasterly along the arc of said
948 curve, a distance of 59.93 feet to the point of
949 reverse curvature of a curve to the right having a
950 radius of 120.00 feet and a central angle of
951 $55^{\circ}00'55''$; thence southeasterly along the arc of said
952 curve, a distance of 115.22 feet to the point of
953 reverse curvature of a curve to the left having a
954 radius of 130.00 feet and a central angle of
955 $108^{\circ}23'06''$; thence southeasterly along the arc of said
956 curve, a distance of 245.92 feet to the point of
957 tangency of said curve; thence $N.73^{\circ}16'16''E.$, a
958 distance of 141.48 feet to the point of curvature of a

959 curve to the left having a radius of 70.00 feet and a
960 central angle of $82^{\circ}19'35''$; thence northeasterly along
961 the arc of said curve, an arc length of 100.58 feet to
962 the point of reverse curvature of a curve to the right
963 having a radius of 70.00 feet and a central angle of
964 $68^{\circ}01'53''$; thence northeasterly along the arc of said
965 curve, a distance of 83.12 feet to the point of
966 reverse curvature of a curve to the left having a
967 radius of 95.00 feet and a central angle of $60^{\circ}36'52''$;
968 thence northeasterly along the arc of said curve, a
969 distance of 100.50 feet to the point of tangency of
970 said curve; thence $N.01^{\circ}38'19''W.$, a distance of 186.20
971 feet; thence $N.88^{\circ}23'11''E.$, a distance of 344.58 feet
972 to the point of curvature of a non-tangent curve to
973 the left, of which the radius point lies
974 $N.88^{\circ}23'11''E.$, a radial distance of 115.00 feet;
975 thence southeasterly along the arc of said curve,
976 through a central angle of $105^{\circ}16'41''$, an arc length
977 of 211.31 feet to the point of reverse curvature of a
978 curve to the right having a radius of 220.00 feet and
979 a central angle of $81^{\circ}21'02''$; thence southeasterly
980 along the arc of said curve, a distance of 312.36 feet
981 to the point of tangency of said curve; thence
982 $S.25^{\circ}32'28''E.$, a distance of 142.25 feet to the point
983 of curvature of a curve to the left having a radius of
984 155.00 feet and a central angle of $127^{\circ}49'24''$; thence

985 | easterly along the arc of said curve, an arc length of
 986 | 345.80 feet to the point of reverse curvature of a
 987 | curve to the right having a radius of 145.00 feet and
 988 | a central angle of 50°15'09"; thence northeasterly
 989 | along the arc of said curve, a distance of 127.18 feet
 990 | to the point of reverse curvature of a curve to the
 991 | left having a radius of 130.00 feet and a central
 992 | angle of 127°23'16"; thence northerly along the arc of
 993 | said curve, a distance of 289.03 feet to the point of
 994 | reverse curvature of a curve to the right having a
 995 | radius of 30.00 feet and a central angle of 62°22'12";
 996 | thence northerly along the arc of said curve, a
 997 | distance of 32.66 feet to the point of tangency of
 998 | said curve; thence N.11°52'14"E., a distance of 47.37
 999 | feet; thence N.88°23'11"E., a distance of 424.82 feet
 1000 | to the point of curvature of a curve to the right
 1001 | having a radius of 500.00 feet and a central angle of
 1002 | 17°30'03"; thence easterly along the arc of said
 1003 | curve, an arc length of 152.72 feet to the point of
 1004 | reverse curvature of a curve to the left having a
 1005 | radius of 500.00 feet and a central angle of
 1006 | 15°22'06"; thence easterly along the arc of said
 1007 | curve, a distance of 134.11 feet to the point of
 1008 | reverse curvature of a curve to the right having a
 1009 | radius of 750.00 feet and a central angle of
 1010 | 31°38'30"; thence easterly along the arc of said

1011 curve, a distance of 414.19 feet to the point of
 1012 reverse curvature of a curve to the left having a
 1013 radius of 300.00 feet and a central angle of
 1014 $64^{\circ}53'57''$; thence easterly along the arc of said
 1015 curve, a distance of 339.81 feet to the point of
 1016 tangency of said curve; thence $N.57^{\circ}15'40''E.$, a
 1017 distance of 219.84 feet; thence $S.37^{\circ}15'24''E.$, a
 1018 distance of 54.75 feet; thence $S.19^{\circ}56'50''E.$, a
 1019 distance of 97.95 feet; thence $S.24^{\circ}32'50''E.$, a
 1020 distance of 61.35 feet; thence $S.22^{\circ}56'33''E.$, a
 1021 distance of 70.86 feet; thence $S.31^{\circ}12'58''E.$, a
 1022 distance of 30.80 feet; thence $S.17^{\circ}19'12''E.$, a
 1023 distance of 83.40 feet; thence $S.12^{\circ}40'53''E.$, a
 1024 distance of 88.21 feet; thence $S.11^{\circ}11'41''E.$, a
 1025 distance of 95.61 feet; thence $S.20^{\circ}13'54''E.$, a
 1026 distance of 93.20 feet; thence $S.08^{\circ}13'38''E.$, a
 1027 distance of 82.77 feet; thence $S.23^{\circ}07'39''W.$, a
 1028 distance of 85.27 feet; thence $S.36^{\circ}11'08''W.$, a
 1029 distance of 55.31 feet; thence $S.33^{\circ}40'31''W.$, a
 1030 distance of 64.96 feet; thence $S.24^{\circ}59'05''W.$, a
 1031 distance of 39.88 feet; thence $S.01^{\circ}57'16''E.$, a
 1032 distance of 42.48 feet; thence $S.41^{\circ}44'47''E.$, a
 1033 distance of 64.61 feet; thence $S.66^{\circ}37'53''E.$, a
 1034 distance of 64.05 feet; thence $N.89^{\circ}47'09''E.$, a
 1035 distance of 82.13 feet; thence $S.85^{\circ}44'48''E.$, a
 1036 distance of 30.22 feet; thence $S.45^{\circ}05'19''E.$, a

1037 distance of 111.73 feet; thence S.14°16'58"E., a
1038 distance of 38.36 feet; thence S.45°20'10"W., a
1039 distance of 124.58 feet to the point of curvature of a
1040 curve to the right having a radius of 300.00 feet and
1041 a central angle of 31°57'45"; thence southwesterly
1042 along the arc of said curve, an arc length of 167.36
1043 feet to the point of tangency of said curve; thence
1044 S.77°17'56"W., a distance of 121.43 feet to the point
1045 of curvature of a curve to the left having a radius of
1046 200.00 feet and a central angle of 22°43'46"; thence
1047 southwesterly along the arc of said curve, an arc
1048 length of 79.34 feet to the point of tangency of said
1049 curve; thence S.54°34'10"W., a distance of 441.05 feet
1050 to the point of curvature of a curve to the right
1051 having a radius of 200.00 feet and a central angle of
1052 42°19'55"; thence westerly along the arc of said
1053 curve, an arc length of 147.77 feet to the point of
1054 reverse curvature of a curve to the left having a
1055 radius of 200.00 feet and a central angle of
1056 16°51'13"; thence westerly along the arc of said
1057 curve, a distance of 58.83 feet to the point of
1058 tangency of said curve; thence S.80°02'52"W., a
1059 distance of 293.78 feet to the point of curvature of a
1060 curve to the right having a radius of 200.00 feet and
1061 a central angle of 49°09'14"; thence westerly along
1062 the arc of said curve, an arc length of 171.58 feet to

1063 the point of reverse curvature of a curve to the left
 1064 having a radius of 200.00 feet and a central angle of
 1065 38°04'03"; thence westerly along the arc of said
 1066 curve, a distance of 132.88 feet to the point of
 1067 tangency of said curve; thence N.88°51'58"W., a
 1068 distance of 87.04 feet to the point of curvature of a
 1069 curve to the left having a radius of 500.00 feet and a
 1070 central angle of 22°24'10"; thence westerly along the
 1071 arc of said curve, an arc length of 195.50 feet to the
 1072 point of reverse curvature of a curve to the right
 1073 having a radius of 300.00 feet and a central angle of
 1074 43°13'43"; thence westerly along the arc of said
 1075 curve, a distance of 226.35 feet to the point of
 1076 reverse curvature of a curve to the left having a
 1077 radius of 200.00 feet and a central angle of
 1078 32°02'15"; thence westerly along the arc of said
 1079 curve, a distance of 111.83 feet to the point of
 1080 reverse curvature of a curve to the right having a
 1081 radius of 300.00 feet and a central angle of
 1082 23°01'12"; thence westerly along the arc of said
 1083 curve, a distance of 120.53 feet to the point of
 1084 reverse curvature of a curve to the left having a
 1085 radius of 300.00 feet and a central angle of
 1086 20°39'54"; thence westerly along the arc of said
 1087 curve, a distance of 108.20 feet to the point of
 1088 tangency of said curve; thence S.82°16'39"W., a

1089 distance of 205.12 feet to the point of curvature of a
1090 curve to the left having a radius of 300.00 feet and a
1091 central angle of 25°22'04"; thence westerly along the
1092 arc of said curve, an arc length of 132.83 feet to the
1093 point of tangency of said curve; thence S.56°54'35"W.,
1094 a distance of 16.80 feet to the point of curvature of
1095 a curve to the right having a radius of 300.00 feet
1096 and a central angle of 32°18'02"; thence westerly
1097 along the arc of said curve, an arc length of 169.13
1098 feet to the point of tangency of said curve; thence
1099 S.89°12'37"W., a distance of 130.29 feet to the point
1100 of curvature of a curve to the left having a radius of
1101 300.00 feet and a central angle of 34°39'07"; thence
1102 westerly along the arc of said curve, an arc length of
1103 181.44 feet to the point of tangency of said curve;
1104 thence S.54°33'30"W., a distance of 58.73 feet to the
1105 point of curvature of a curve to the right having a
1106 radius of 500.00 feet and a central angle of
1107 36°25'43"; thence westerly along the arc of said
1108 curve, an arc length of 317.90 feet to the point of
1109 tangency of said curve; thence N.89°00'47"W., a
1110 distance of 111.19 feet to the point of curvature of a
1111 curve to the left having a radius of 500.00 feet and a
1112 central angle of 22°46'21"; thence westerly along the
1113 arc of said curve, an arc length of 198.73 feet to the
1114 point of tangency of said curve; thence S.68°12'52"W.,

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1115 a distance of 55.21 feet to the point of curvature of
1116 a curve to the right having a radius of 500.00 feet
1117 and a central angle of $20^{\circ}06'52''$; thence westerly
1118 along the arc of said curve, an arc length of 175.53
1119 feet to the point of tangency of said curve; thence
1120 $S.88^{\circ}19'44''W.$, a distance of 135.20 feet to the point
1121 of curvature of a curve to the left having a radius of
1122 300.00 feet and a central angle of $22^{\circ}54'06''$; thence
1123 westerly along the arc of said curve, an arc length of
1124 119.91 feet to the point of tangency of said curve;
1125 thence $S.65^{\circ}25'38''W.$, a distance of 102.22 feet to the
1126 point of curvature of a curve to the right having a
1127 radius of 300.00 feet and a central angle of
1128 $33^{\circ}05'48''$; thence westerly along the arc of said
1129 curve, an arc length of 173.29 feet to the point of
1130 tangency of said curve; thence $N.81^{\circ}28'34''W.$, a
1131 distance of 29.29 feet to the point of curvature of a
1132 curve to the left having a radius of 300.00 feet and a
1133 central angle of $26^{\circ}43'39''$; thence westerly along the
1134 arc of said curve, an arc length of 139.94 feet to the
1135 point of tangency of said curve; thence $S.71^{\circ}47'48''W.$,
1136 a distance of 174.58 feet to the point of curvature of
1137 a curve to the right having a radius of 300.00 feet
1138 and a central angle of $36^{\circ}07'04''$; thence westerly
1139 along the arc of said curve, an arc length of 189.11
1140 feet to the point of tangency of said curve; thence

1141 N.72°05'08"W., a distance of 687.44 feet to the POINT
 1142 OF BEGINNING.
 1143 Said tract contains 7,769,611 square feet or 178.3657
 1144 acres, more or less.
 1145 Less:
 1146 DESCRIPTION: Special Warranty Deed - O.R. Book 2221,
 1147 Page 4402
 1148 A tract of land lying in Section 27, Township 35
 1149 South, Range 19 East, Manatee County, Florida and
 1150 described as follows:
 1151 Commence at the Northwest corner of said Section 27;
 1152 thence S.89°29'32"E. along the north line of said
 1153 Section 27, a distance of 56.31 feet to a point on the
 1154 easterly line of Lorraine Road, a 120-foot wide public
 1155 right-of-way, also being the point of curvature of a
 1156 non-tangent curve to the left, of which the radius
 1157 point lies N.89°18'01"E., a radial distance of
 1158 5,940.00 feet; thence southerly along the arc of said
 1159 curve, through a central angle of 04°26'58", an arc
 1160 length of 461.28 feet to the point of reverse
 1161 curvature of a curve to the right having a radius of
 1162 6,060.00 feet and a central angle of 05°31'12"; thence
 1163 southerly along the arc of said curve, a distance of
 1164 583.83 feet to the end of said curve; thence
 1165 S.89°37'46"E. along a line radial to the last
 1166 described curve, a distance of 240.68 feet; thence

1167 S.40°36'26"E. a distance of 257.70 feet; thence
 1168 S.81°04'26"E. a distance of 540.66 feet; thence
 1169 S.49°05'50"E. a distance of 215.16 feet; thence
 1170 N.40°54'10"E. a distance of 656.03 feet; thence
 1171 N.69°00'00"E. a distance of 257.96 feet the POINT OF
 1172 BEGINNING; thence N.69°00'00"E., a distance of 156.67
 1173 feet to the point of curvature of a curve to the right
 1174 having a radius of 325.00 feet and a central angle of
 1175 88°23'34"; thence southeasterly along the arc of said
 1176 curve, an arc length of 501.39 feet to the point of
 1177 tangency of said curve; thence N.57°58'54"W., a
 1178 distance of 261.63 feet to the point of curvature of a
 1179 non-tangent curve to the left, of which the radius
 1180 point lies S.16°31'11"W., a radial distance of 275.00
 1181 feet; thence westerly along the arc of said curve,
 1182 through a central angle of 33°06'57", an arc length of
 1183 158.94 feet to the point of reverse curvature of a
 1184 curve to the right having a radius of 332.00 feet and
 1185 a central angle of 20°43'35"; thence westerly along
 1186 the arc of said curve, a distance of 120.10 feet to
 1187 the point of reverse curvature of a curve to the left
 1188 having a radius of 268.00 feet and a central angle of
 1189 14°02'42"; thence westerly along the arc of said
 1190 curve, a distance of 65.70 feet to the point of
 1191 tangency of said curve to the POINT OF BEGINNING.

1192 Said tract contains 26,076 square feet or 0.5986
 1193 acres, more or less.
 1194 Less:
 1195 DESCRIPTION: Special Warranty Deed - O.R. Book 2221,
 1196 Page 4402
 1197 A tract of land lying in Section 27, Township 35
 1198 South, Range 19 East, Manatee County, Florida and
 1199 described as follows:
 1200 Commence at the northwest corner of said Section 27;
 1201 thence S.89°29'32"E., along the north line of said
 1202 Section 27, a distance of 56.31 feet to a point on the
 1203 easterly line of Lorraine Road, a 120-foot wide right-
 1204 of-way, also being the point of curvature of a non-
 1205 tangent curve to the left, of which the radius point
 1206 lies N.89°18'01"E., a radial distance of 5,940.00
 1207 feet; thence southerly along the arc of said curve,
 1208 through a central angle of 04°26'58", an arc length of
 1209 461.28 feet to the point of reverse curvature of a
 1210 curve to the right having a radius of 6,060.00 feet
 1211 and a central angle of 05°31'12"; thence southerly
 1212 along the arc of said curve, a distance of 583.83 feet
 1213 to the end of said curve, said point also being the
 1214 southwest corner of the Access Parcel as described in
 1215 Official Records Book 1892, page 750 of the Public
 1216 Records of Manatee County, Florida; the following five
 1217 calls are along the south boundary line of said Access

1218 Parcel; thence S.89°37'46"E., along a line radial to
 1219 the last described curve, a distance of 240.68 feet;
 1220 thence S.40°36'26"E., a distance of 257.70 feet;
 1221 thence S.81°04'26"E., a distance of 540.66 feet;
 1222 thence S.49°05'50"E., a distance of 215.16 feet;
 1223 thence N.40°54'10"E., a distance of 656.03 feet to a
 1224 point on the south boundary line of Parcel 1, as
 1225 recorded in Official Record Book 1892, Page 750, of
 1226 said Public Records; thence N.69°00'00"E., along said
 1227 south boundary line, a distance of 257.96 feet to the
 1228 point of curvature of a non-tangent curve to the
 1229 right, of which the radius point lies S.09°54'54"E., a
 1230 radial distance of 268.00 feet; thence easterly along
 1231 the arc of said curve, through a central angle of
 1232 14°02'42", an arc length of 65.70 feet to the point of
 1233 reverse curvature of a curve to the left having a
 1234 radius of 332.00 feet and a central angle of
 1235 20°43'35"; thence easterly along the arc of said
 1236 curve, a distance of 120.10 feet to the point of
 1237 reverse curvature of a curve to the right having a
 1238 radius of 275.00 feet and a central angle of
 1239 33°06'57"; thence easterly along the arc of said
 1240 curve, a distance of 158.94 feet to the end of said
 1241 curve; thence S.57°58'54"E., along a line non-tangent
 1242 to the last described curve, a distance of 261.63 feet
 1243 to the point of curvature of a non-tangent curve to

1244 the right, of which the radius point lies
 1245 S.67°23'34"W., a radial distance of 325.00 feet, said
 1246 point being the POINT OF BEGINNING; thence along the
 1247 arc, in a southerly direction, passing through a
 1248 central angle of 05°27'58", an arc length of 31.01
 1249 feet to the point of tangency of said curve; thence
 1250 S.17°08'28"E., a distance of 477.41 feet; thence
 1251 N.17°18'27"W., a distance of 508.37 feet to the POINT
 1252 OF BEGINNING.

1253 Said tract contains 360 square feet or 0.01 acres,
 1254 more or less.

1255 Less:

1256 DESCRIPTION: Special Warranty Deed - O.R. 2221, Page
 1257 4411

1258 A tract of land lying in Section 27, Township 35
 1259 South, Range 19 East, Manatee County, Florida and
 1260 described as follows:

1261 Commence at the Northwest corner of said Section 27;
 1262 thence S.89°29'32"E. along the north line of said
 1263 Section 27, a distance of 56.31 feet to a point on the
 1264 easterly line of Lorraine Road, a 120-foot wide public
 1265 right-of-way, also being the point of curvature of a
 1266 non-tangent curve to the left, of which the radius
 1267 point lies N.89°18'01"E., a radial distance of
 1268 5,940.00 feet; thence southerly along the arc of said
 1269 curve, through a central angle of 04°26'58", an arc

1270 length of 461.28 feet to the point of reverse
 1271 curvature of a curve to the right having a radius of
 1272 6,060.00 feet and a central angle of 05°31'12"; thence
 1273 southerly along the arc of said curve, a distance of
 1274 583.83 feet to the end of said curve, said point being
 1275 the southwest corner of the Access Parcel as described
 1276 in Official Record Book 1892, Page 750 of the Public
 1277 Records of Manatee County, Florida; the following four
 1278 (4) calls are along the southerly line of said Access
 1279 Parcel; (1) thence S.89°37'46"E. along a line radial
 1280 to the last described curve, a distance of 240.68
 1281 feet; (2) thence S.40°36'26"E. a distance of 257.70
 1282 feet; (3) thence S.81°04'26"E. a distance of 540.66
 1283 feet; (4) thence S.49°05'50"E. a distance of 215.16
 1284 feet; thence N.40°54'10"E., along the south line of
 1285 said Access Parcel and the south line of Phase 1, as
 1286 described in said Official Record Book 1892, Page 750,
 1287 a distance of 462.14 feet to the POINT OF BEGINNING;
 1288 the following two (2) calls are along the south line
 1289 of said Phase 1; (1) thence continue N.40°54'10"E., a
 1290 distance of 193.89 feet; (2) thence N.69°00'00"E., a
 1291 distance of 257.96 feet to the point of curvature of a
 1292 non-tangent curve to the right, of which the radius
 1293 point lies S.09°54'54"E., a radial distance of 268.00
 1294 feet; thence easterly along the arc of said curve,
 1295 through a central angle of 14°02'42", an arc length of

1296 | 65.70 feet to the point of reverse curvature of a
 1297 | curve to the left having a radius of 332.00 feet and a
 1298 | central angle of 20°43'35"; thence easterly along the
 1299 | arc of said curve, a distance of 120.10 feet to the
 1300 | point of reverse curvature of a curve to the right
 1301 | having a radius of 275.00 feet and a central angle of
 1302 | 33°06'57"; thence easterly along the arc of said
 1303 | curve, a distance of 158.94 feet to the end of said
 1304 | curve; thence S.57°58'54"E., a distance of 261.63 feet
 1305 | to the northerly line of Country Club East Investors,
 1306 | LLC property, as recorded in Official Record Book
 1307 | 2094, Page 2170, of said Public Records; thence
 1308 | S.17°18'27"E., along said northerly line, a distance
 1309 | of 43.59 feet; thence N.56°24'12"W., a distance of
 1310 | 287.20 feet to the point of curvature of a non-tangent
 1311 | curve to the left, of which the radius point lies
 1312 | S.32°01'06"W., a radial distance of 32.50 feet; thence
 1313 | northwesterly along the arc of said curve, through a
 1314 | central angle of 17°15'45", an arc length of 9.79 feet
 1315 | to the point of compound curvature of a curve to the
 1316 | left having a radius of 254.50 feet and a central
 1317 | angle of 31°21'08"; thence westerly along the arc of
 1318 | said curve, an arc length of 139.26 feet to the point
 1319 | of reverse curvature of a curve to the right having a
 1320 | radius of 352.50 feet and a central angle of
 1321 | 09°54'31"; thence westerly along the arc of said

1322 curve, a distance of 60.96 feet to the point of
 1323 reverse curvature of a curve to the left having a
 1324 radius of 32.50 feet and a central angle of 37°05'48";
 1325 thence southwesterly along the arc of said curve, a
 1326 distance of 21.04 feet to the point of curvature of a
 1327 non-tangent curve to the right, of which the radius
 1328 point lies N.43°46'37"W., a radial distance of 212.50
 1329 feet; thence westerly along the arc of said curve,
 1330 through a central angle of 44°56'31", an arc length of
 1331 166.68 feet to the point of reverse curvature of a
 1332 curve to the left having a radius of 287.50 feet and a
 1333 central angle of 50°15'44"; thence southwesterly along
 1334 the arc of said curve, a distance of 252.21 feet to
 1335 the point of tangency of said curve; thence
 1336 S.40°54'10"W., a distance of 111.31 feet; thence
 1337 N.49°05'50"W., a distance of 42.50 feet to the POINT
 1338 OF BEGINNING.

1339 Said tract contains 39,215 square feet or 0.9003
 1340 acres, more or less.

1341 Less:

1342 Right-of-way for Lorraine Road;

1343 Section 34, Township 35 South, Range 19 East:

1344 All of Section 34, Township 35 South, Range 19 East,
 1345 lying easterly of the east right-of-way line of
 1346 Lorraine Road;

1347 Less:

1348 Premises described in Special Warranty Deed to The
 1349 School Board of Manatee County, recorded in Official
 1350 Record Book 1959, Page 2350 Public Records of Manatee
 1351 County, Florida; (School Site J)
 1352 Less:
 1353 Premises described in Special Warranty Deed to the
 1354 Diocese of Venice, recorded in Official Record Book
 1355 1532, Page 5848, Less and except premises described in
 1356 Special Warranty Deed to Schroeder-Manatee Ranch,
 1357 Inc., recorded in Official Record Book 1928, Page 3242
 1358 of said Public Records:
 1359 Less:
 1360 Premises described in Special Warranty Deed to the
 1361 Diocese of Venice, recorded in Official Record Book
 1362 1928, Page 3248 Public Records of Manatee County,
 1363 Florida;
 1364 Less:
 1365 Premises described in Corrective Warranty Deed to
 1366 Harvest United Methodist Church, Inc., recorded in
 1367 Official Record Book 1747, Page 777 of said Public
 1368 Records:
 1369 Less:
 1370 Premises described in Corrective Special Warranty Deed
 1371 to Cornerstone Presbyterian Church of Sarasota, Inc.,
 1372 recorded in Official Record Book 1655, Page 5526 of

1373 | said Public Records and being more particularly
 1374 | described as follows:
 1375 | Description: Cornerstone Presbyterian Church of
 1376 | Sarasota, Inc. - OR 1655, Page 5526
 1377 | Commence at the Southwest corner of Section 34,
 1378 | Township 35 S, Range 19 E, thence S 89°58'32" E along
 1379 | the Southerly line of said Section 34 (same being the
 1380 | County line), a distance of 618.97 feet to the
 1381 | intersection with the centerline of "Lorraine Road"
 1382 | (120 feet wide); thence N 00°01'28" E along the
 1383 | centerline of said "Lorraine Road", 1020.28 feet;
 1384 | thence S 89°58'32" E, perpendicular with said
 1385 | centerline, a distance of 60.00 feet to the
 1386 | intersection with the Easterly line of said "Lorraine
 1387 | Road" for a Point of Beginning; thence N00°01'28" E,
 1388 | along said Easterly line, a distance of 382.49 feet to
 1389 | the P.C. of a curve concave to the West, having a
 1390 | radius of 10560.00 feet; thence run Northerly along
 1391 | said Easterly line and the arc of said curve, through
 1392 | a central angle of 01°56'28", a distance of 357.76
 1393 | feet to the P.R.C. of a curve concave to the
 1394 | Southeast, having a radius of 50.00 feet; thence
 1395 | leaving said Easterly line, run Northeasterly along
 1396 | the arc of said curve, through a central angle of
 1397 | 90°00'00", a distance of 78.54 feet to the P.T. of
 1398 | said curve; thence N 88°05'00"E 446.97 feet; thence S

1399 | 00°01'28" W 806.99 feet; thence N 89°58'32" W a
 1400 | distance of 488.93 feet to the Point of Beginning.
 1401 | Being and lying in Section 34, Township 35 S, Range 19
 1402 | E, Manatee County, Florida.
 1403 | Section 35, Township 35 South, Range 19 East:
 1404 | All of Section 35, Township 35 South, Range 19 East;
 1405 | Section 36, Township 35 South, Range 19 East:
 1406 | All of Section 36, Township 35 South, Range 19 East;
 1407 | Section 1, Township 36 South, Range 19 East:
 1408 | All of Section 1, Township 36 South, Range 19 East;
 1409 | Section 2, Township 36 South, Range 19 East:
 1410 | All of Section 2, Township 36 South, Range 19 East;
 1411 | Section 3, Township 36 South, Range 19 East:
 1412 | All of Section 3, Township 36 South, Range 19 East;
 1413 | Less:
 1414 | Premises described in Special Warranty Deed to Polo
 1415 | Ranches of Sarasota, Inc., recorded in Official Record
 1416 | Book 2602, Page 702 of the Public Records of Sarasota
 1417 | County, Florida;
 1418 | Less:
 1419 | Premises described in Special Warranty Deed to Polo
 1420 | Ranches of Sarasota, Inc., recorded in Official
 1421 | Instrument Number 2000076164 of the Public Records of
 1422 | Sarasota County, Florida;
 1423 | Section 4, Township 36 South, Range 19 East:
 1424 | All of Section 4, Township 36 South, Range 19 East;

1425 Less:
 1426 Premises described in Special Warranty Deed to Polo
 1427 Ranches of Sarasota, Inc., recorded in Official Record
 1428 Book 2602, Page 702 of the Public Records of Sarasota
 1429 County, Florida;
 1430 Less:
 1431 A portion of Premises described in Warranty Deed to
 1432 Out-of-Door Academy of Sarasota, Inc., recorded in
 1433 Official Record Book 2858, Page 189 of the Public
 1434 Records of Sarasota County, Florida
 1435 Section 5, Township 36 South, Range 19 East:
 1436 That portion of Section 5, Township 36 South, Range 19
 1437 East, lying east of premises described in Warranty
 1438 Deed to Out-of-Door Academy of Sarasota, Inc.,
 1439 recorded in Official Record Book 2858, Page 189 of the
 1440 Public Records of Sarasota County, Florida;
 1441 Also:
 1442 That portion of Section 5, Township 36 South, Range 19
 1443 East, lying southerly of the following described
 1444 properties:
 1445 Premises described in Warranty Deed to Out-of-Door
 1446 Academy of Sarasota, Inc., recorded in Official Record
 1447 Book 2858, Page 189 of the Public Records of Sarasota
 1448 County, Florida

1449 Lakewood Ranch Corporate Park, Unit 3C, recorded in
 1450 Plat Book 43, Page 34, Public Records of Sarasota
 1451 County, Florida;
 1452 Lakewood Ranch Corporate Park, Unit 3B, recorded in
 1453 Plat Book 42, Page 30, Public Records of Sarasota
 1454 County, Florida;
 1455 Lakewood Ranch Corporate Park, Unit 3A, recorded in
 1456 Plat Book 41, Page 19, Public Records of Sarasota
 1457 County, Florida;
 1458 Lakewood Ranch Corporate Park, Unit 1, recorded in
 1459 Plat Book 38, Page 26, Public Records of Sarasota
 1460 County, Florida;
 1461 Lakewood Ranch Corporate Park, Unit 4, Phase 1,
 1462 recorded in Plat Book 43, Page 22, Public Records of
 1463 Sarasota County, Florida;
 1464 Section 6, Township 36 South, Range 19 East:
 1465 That portion of Section 6, Township 36 South, Range 19
 1466 East, lying east of the right-of-way of Interstate 75
 1467 and south of the following described properties:
 1468 Lakewood Ranch Corporate Park, Unit 4, Phase 1,
 1469 recorded in Plat Book 43, Page 22, Public Records of
 1470 Sarasota County, Florida;
 1471 Lakewood Ranch Corporate Park, Unit 4, recorded in
 1472 Plat Book 40, Page 37, Public Records of Sarasota
 1473 County, Florida;

1474 Lakewood Ranch Corporate Park, Unit 6, Phase 2,
 1475 recorded in Plat Book 42, Page 23, Public Records of
 1476 Sarasota County, Florida;
 1477 Less:
 1478 Premises described in Corporate Warranty Deed to
 1479 Sarasota County, recorded in Official Record
 1480 Instrument Number 2002146329, Public Records of
 1481 Sarasota County, Florida;
 1482 Section 7, Township 36 South, Range 19 East:
 1483 That portion of Section 7, Township 36 South, Range 19
 1484 East, lying east of the right-of-way of Interstate 75;
 1485 Less:
 1486 Premises described in Warranty Deed to Sarasota
 1487 County, recorded in Official Instrument Number
 1488 2004118447, Public Records of Sarasota County,
 1489 Florida;
 1490 Less:
 1491 Premises described in Corporate Warranty Deed to
 1492 Sarasota County, recorded in Official Record Book
 1493 2880, Page 1528, Public Records of Sarasota County,
 1494 Florida;
 1495 Section 8, Township 36 South, Range 19 East:
 1496 All of Section 8, Township 36 South, Range 19 East;
 1497 Less:
 1498 Premises described in Special Warranty Deed to Florida
 1499 Power & Light Company, recorded in Official Record

1500 Book 2848, Page 77, Public Records of Sarasota County,
 1501 Florida;
 1502 Section 9, Township 36 South, Range 19 East:
 1503 All of Section 9, Township 36 South, Range 19 East;
 1504 Section 10, Township 36 South, Range 19 East:
 1505 All of Section 10, Township 36 South, Range 19 East;
 1506 Section 11, Township 36 South, Range 19 East:
 1507 All of Section 11, Township 36 South, Range 19 East;
 1508 Section 12, Township 36 South, Range 19 East:
 1509 All of Section 12, Township 36 South, Range 19 East;
 1510 Section 15, Township 36 South, Range 19 East:
 1511 DESCRIPTION: FERNANDEZ TO SCHROEDER-MANATEE RANCH,
 1512 INC. (O.R. 2508, Page 1392)
 1513 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST
 1514 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36
 1515 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS
 1516 FOLLOWS:
 1517 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4
 1518 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 S.,
 1519 RANGE 19 E., SAME BEING THE NORTHEAST CORNER OF SAID
 1520 SECTION 15; THENCE N 89°32'01" W, ALONG THE NORTH LINE
 1521 OF SAID SECTION 15, A DISTANCE OF 1022.06 FT. FOR A
 1522 POINT OF BEGINNING: THENCE CONTINUE N 89°32'01" W,
 1523 ALONG SAID NORTH LINE, 150.01 FT.; THENCE S 00°09'44"
 1524 E, A DISTANCE OF 695.18 FT. TO THE P.C. OF A CURVE
 1525 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00

1526 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID
 1527 CURVE, THROUGH A CENTRAL ANGLE OF 29°37'26", A
 1528 DISTANCE OF 659.22 FT. TO THE INTERSECTION WITH THE
 1529 SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
 1530 OF SAID SECTION 15; THENCE S 89°50'22" E, ALONG SAID
 1531 SOUTH LINE, A DISTANCE OF 176.75 FT.; THENCE N
 1532 32°55'31" W, A DISTANCE OF 26.67 FT. TO THE P.C. OF A
 1533 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
 1534 1125.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC
 1535 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°45'47", A
 1536 DISTANCE OF 643.30 FT. TO THE P.T. OF SAID CURVE;
 1537 THENCE N 00°09'44" W, A DISTANCE OF 693.53 FT. TO THE
 1538 POINT OF BEGINNING, BEING AND LYING IN THE NORTHEAST
 1539 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36
 1540 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA.
 1541 PARCEL CONTAINS 4.6786 ACRES, MORE OR LESS.

1542 Also:
 1543 DESCRIPTION: FERLISE TO SCHROEDER-MANATEE RANCH, INC.
 1544 (O.R. 2508, PAGE 1388)
 1545 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE SOUTHEAST
 1546 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF
 1547 SECTION 15, TOWNSHIP 36 S., RANGE 19 E., BEING MORE
 1548 PARTICULARLY DESCRIBED AS FOLLOWS:
 1549 COMMENCE AT THE NORTHEAST CORNER OF SECTION 15,
 1550 TOWNSHIP 36 S., RANGE 19 E., THENCE S 00°10'42" W,
 1551 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF

1552 1318.21 FT. TO THE NORTHEAST CORNER OF THE SOUTHEAST
 1553 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N
 1554 89°50'22" W, ALONG THE NORTH LINE OF SAID SOUTHEAST
 1555 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 820.77 FT. FOR
 1556 A POINT OF BEGINNING: THENCE S 32°55'31" E, A DISTANCE
 1557 OF 595.82 FT. TO THE P.C. OF A CURVE CONCAVE TO THE
 1558 SOUTHWEST, HAVING A RADIUS OF 3075.00 FT.; THENCE RUN
 1559 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A
 1560 CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 577.64 FT.
 1561 TO THE P.T. OF SAID CURVE; THENCE S 22°09'44" E, A
 1562 DISTANCE OF 208.25 FT. TO THE P.C. OF A CURVE CONCAVE
 1563 TO THE SOUTHWEST, HAVING A RADIUS OF 2075.00 FT.;
 1564 THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE,
 1565 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF
 1566 784.41 FT. TO THE P.T. OF SAID CURVE AND THE
 1567 INTERSECTION WITH THE EAST LINE OF SECTION 15,
 1568 TOWNSHIP 36 S., RANGE 19 E.; THENCE S 00°30'10" E,
 1569 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF
 1570 1986.51 FT. TO THE SOUTHEAST CORNER OF SAID SECTION
 1571 15; THENCE S 89°10'27" W, ALONG THE SOUTH LINE OF SAID
 1572 SECTION 15, 150.04 FT.; THENCE N 00°33'44" E, 2.24
 1573 FT.; THENCE N 00°30'10" W, PARALLEL WITH THE EAST LINE
 1574 OF SAID SECTION 15 AND 150.0 FT. WESTERLY THEREFROM A
 1575 DISTANCE OF 1985.11 FT. TO THE P.C. OF A CURVE CONCAVE
 1576 TO THE SOUTHWEST, HAVING A RADIUS OF 1925.00 FT.;
 1577 THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE,

1578 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF
 1579 727.70 FT. TO THE P.T. OF SAID CURVE; THENCE N
 1580 22°09'44" W, A DISTANCE OF 208.25 FT. TO THE P.C. OF A
 1581 CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
 1582 2925.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC
 1583 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A
 1584 DISTANCE OF 549.46 FT. TO THE P.T. OF SAID CURVE;
 1585 THENCE N 32°55'31" W, A DISTANCE OF 622.48 FT. TO THE
 1586 P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A
 1587 RADIUS OF 1275.00 FT.; THENCE RUN NORTHWESTERLY, ALONG
 1588 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
 1589 03°08'21", A DISTANCE OF 69.85 FT. TO THE INTERSECTION
 1590 WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE
 1591 NORTHEAST 1/4 OF SAID SECTION 15; THENCE S 89°50'22"
 1592 E, ALONG SAID NORTH LINE, A DISTANCE OF 176.75 FT. TO
 1593 THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15,
 1594 TOWNSHIP 36 S., RANGE 19E., SARASOTA COUNTY, FLORIDA.
 1595 PARCEL CONTAINS 14.3223 ACRES, MORE OR LESS.
 1596 Section 22, Township 36 South, Range 19 East:
 1597 DESCRIPTION: ANDREWS TO SCHROEDER-MANATEE RANCH, INC.
 1598 (O.R. 2508, PAGE 1384)
 1599 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST
 1600 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36
 1601 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS
 1602 FOLLOWS:

1603 COMMENCE AT THE NORTHEAST CORNER OF SECTION 22,
 1604 TOWNSHIP 36 S., RANGE 19 E. FOR A POINT OF BEGINNING:
 1605 THENCE S 00°33'44" W, ALONG THE EAST LINE OF SAID
 1606 SECTION 22, A DISTANCE OF 1126.17 FT. TO THE NORTHEAST
 1607 CORNER OF THAT CERTAIN 52.0 FT. WIDE PARCEL OF LAND
 1608 KNOWN AS "PARCEL 161". AS DESCRIBED AND RECORDED IN
 1609 CHANCERY BOOK 3, PAGE 206 THROUGH 242, PUBLIC RECORDS
 1610 OF SARASOTA COUNTY, FLORIDA; THENCE N 89°26'16" W,
 1611 ALONG THE NORTHERLY LINE OF SAID "PARCEL 161", A
 1612 DISTANCE OF 52.00 FT. TO THE NORTHWEST CORNER OF SAID
 1613 "PARCEL 161"; THENCE S 00°33'44" W, ALONG THE WESTERLY
 1614 LINE OF SAID "PARCEL 161", PARALLEL WITH THE EAST LINE
 1615 OF SAID SECTION 22 AND 52.0 FT. WESTERLY THEREFROM, A
 1616 DISTANCE OF 135.20 FT. TO THE INTERSECTION WITH THE
 1617 NORTHERLY R/W OF STATE ROAD NO. 780 (FRUITVILLE ROAD)
 1618 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION R/W
 1619 MAPS SECTION 17040-2501 (SARASOTA COUNTY ROAD PLAT
 1620 BOOK 2, PAGE 7F); SAID POINT BEING ON THE ARC OF A
 1621 CURVE WHOSE RADIUS POINT LIES S 00°03'33" E, 17221.74
 1622 FT.; THENCE RUN WESTERLY, ALONG SAID NORTHERLY R/W AND
 1623 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
 1624 00°19'33.8", A DISTANCE OF 98.01 FT.; THENCE N
 1625 00°33'44" E, PARALLEL WITH THE EAST LINE OF SAID
 1626 SECTION 22 AND 150.0 FT. WESTERLY THEREFROM, A
 1627 DISTANCE OF 1259.08 FT. TO THE INTERSECTION WITH THE
 1628 NORTH LINE OF SAID SECTION 22; THENCE N 89°10'27" E,

1629 | ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF
 1630 | 150.04 FT. TO THE POINT OF BEGINNING, BEING AND LYING
 1631 | IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION
 1632 | 22, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY,
 1633 | FLORIDA.
 1634 | PARCEL CONTAINS 4.1774 ACRES, MORE OR LESS.
 1635 | Section 5, Township 36 South, Range 20 East:
 1636 | The south half of Section 5, Township 36 South, Range
 1637 | 20 East;
 1638 | Section 6, Township 36 South, Range 20 East:
 1639 | All of Section 6, Township 36 South, Range 20 East;
 1640 | Section 7, Township 36 South, Range 20 East:
 1641 | All of Section 7, Township 36 South, Range 20 East;
 1642 | Section 8, Township 36 South, Range 20 East:
 1643 | All of Section 8, Township 36 South, Range 20 East;
 1644 | Less:
 1645 | A strip of land 50-feet wide, described as beginning
 1646 | at the southwest corner of Section 8, Township 36
 1647 | South, Range 20 East, thence South 87°10'13" East,
 1648 | 511.24 feet for POINT OF BEGINNING; thence North
 1649 | 42°59'05" West to a point lying 50 feet north of the
 1650 | south line of Section 8; thence easterly along a line
 1651 | parallel to and 50 feet north of, the south line of
 1652 | Section 8 to a point lying 529.3 feet west of the east
 1653 | line of said Section 8; thence southwesterly 70.7 feet
 1654 | to point on south line of Section 8, lying 600 feet

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1655 westerly of the southeast corner of Section 8; thence
1656 westerly along the south section line of said Section
1657 8 to the POINT OF BEGINNING, lying and being in
1658 Section 8, Township 36 South, Range 20 East, Sarasota
1659 County, Florida.
1660 CONTAINING A TOTAL AREA OF 23,302 ~~23,255~~ ACRES, PLUS
1661 OR MINUS.
1662

1663 Section 2. In the election provided for in section 3, each
1664 assessable acre or fraction thereof present in person or by
1665 proxy shall be counted as one vote.

1666 Section 3. This section and section 2 shall take effect
1667 upon this act becoming a law, and section 1 shall take effect
1668 upon approval by a majority vote of the owners of land within
1669 the area described in section 1, who are not exempt from ad
1670 valorem taxes or non-ad valorem assessments and who are present
1671 in person or by proxy at a landowners' meeting to be held within
1672 90 days after the effective date of this act. Such landowners'
1673 meeting shall be noticed as provided in section 5(2)(a) of
1674 chapter 2005-338, Laws of Florida.