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CS/HB 1203

2019 Legislature

1  
 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 2018-178, 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

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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

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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

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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

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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

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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;

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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:

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173 DESCRIPTION (WAGER-FANTO PROPERTY):

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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



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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.

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Also:

DESCRIPTION: (Indigo Phase VIII)

A tract of land lying in Section 4, Township 35 South, Range 19 East, and Section 33, Township 34 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Section 4; thence S.89°14'58"E. along the north line of said Section 4, a distance of 667.18 feet; thence S.00°13'29"E., a distance of 19.08 feet to the south line of the Maintained Right-of-Way of Pope Road, as recorded in Road Plat Book 8, Page 138 of the Public Records of Manatee County, Florida, said point being the POINT OF BEGINNING; thence S.89°14'18"E., along said south line, a distance of 131.36 feet to a point on the westerly line of premises described in Official Record Book 2634, Page 2890 of said Public Records; the following five (5) calls are along the westerly, southerly and easterly lines of said premises; (1) thence S.00°18'39"W., a distance of 18.15 feet; (2) thence S.45°09'11"W., a distance of 154.25 feet; (3)

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250 thence S.00°13'29"W., a distance of 74.78 feet; (4)  
 251 thence S.89°15'52"E., a distance of 242.00 feet; (5)  
 252 thence N.00°13'29"E., a distance of 203.04 feet to the  
 253 aforementioned southerly Maintained Road Right-of-Way  
 254 Line; thence S.89°14'18"E., along said southerly  
 255 Maintained Road Right-of-Way Line, a distance of 3.48  
 256 feet; thence N.00°37'57"E., along the easterly  
 257 Maintained Road Right-of-Way Line of said Pope Road, a  
 258 distance of 144.10 feet to the westerly extension of the  
 259 southerly line of Serenity Creek, as recorded in Plat  
 260 Book 56, Page 175 of said Public Records; thence  
 261 S.82°25'26"E., along said westerly extension and the  
 262 southerly line of said Serenity Creek, a distance of  
 263 1,073.90 feet to a concrete monument, LB#1735, marking  
 264 the northeast corner of the West 1/2 of the Northeast  
 265 1/4 of the Northwest 1/4 of said Section 4; thence  
 266 S.00°05'23"W., along the east line of the West 1/2 of  
 267 the Northeast 1/4 of the Northwest 1/4 of said Section  
 268 4, a distance of 1,319.70 feet to the south line of the  
 269 Northeast 1/4 of the Northwest 1/4 of said Section 4;  
 270 thence N.89°23'55"W., along said south line of the  
 271 Northeast 1/4 of the Northwest 1/4, a distance of 668.74  
 272 feet to the west line of the Northeast 1/4 to the  
 273 Northwest 1/4 of said Section 4; thence N.00°10'10"E.,  
 274 along said west line of the Northeast 1/4 of the

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275 Northwest 1/4, a distance of 661.66 feet to the south  
 276 line of the North 1/2 of the Northwest 1/4 of said  
 277 Section 4; thence N.89°20'00"W, along the south line of  
 278 the North 1/2 of the Northwest 1/4, a distance of  
 279 1,309.15 feet to the east line of the aforementioned  
 280 Pope Road Maintained Right-of-Way; the following five  
 281 (5) calls are along the east and south Pope Road  
 282 Maintained Right-of-Way lines; (1) thence N.00°36'22"W.,  
 283 a distance of 77.38 feet; (2) thence N.00°58'57"E., a  
 284 distance of 550.00 feet; (3) thence N.64°11'48"E., a  
 285 distance of 33.54 feet; (4) thence S.89°52'13"E., a  
 286 distance of 272.00 feet; (5) thence S.89°14'18"E., a  
 287 distance of 333.13 feet to the POINT OF BEGINNING.

288  
 289 Said tract contains 1,756,400 square feet or 40.3214  
 290 acres, more or less.

291  
 292 Less:

293 Premises described in Special Warranty Deed to  
 294 Ellenton Fruit Company, recorded in Official Record  
 295 Book 1472, Page 4620

296 Less:

297 Road right-of-way for Pope Road, recorded in Road Plat  
 298 Book 8, Pages 138 through 152, lying northerly of  
 299 Resolution R-17-013, vacating a portion of Pope Road,

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300 as recorded in Official Record Book 2664, Page 2798,  
 301 Public Records of Manatee County, Florida.  
 302 Section 5, Township 35 South, Range 19 East:  
 303 All of Section 5, Township 35 South, Range 19 East;  
 304 Less:  
 305 Right-of-way for Lakewood Ranch Boulevard, as recorded  
 306 in Official Record Book 1429, Page 3703 Public Records  
 307 of Manatee County, Florida;  
 308 Less:  
 309 A portion of premises described in Warranty Deed to  
 310 the County of Manatee, recorded in Official Record  
 311 Book 1540, Page 7900 of said Public Records  
 312 Less:  
 313 Road right-of-way for Pope Road, recorded in Road Plat  
 314 Book 8, Pages 138 through 152  
 315 Section 6, Township 35 South, Range 19 East:  
 316 That portion of Section 6, Township 35 South, Range 19  
 317 East, lying easterly of east line of the "Manatee  
 318 County Landfill", as described in Special Warranty  
 319 Deed to Manatee County, recorded in Official Record  
 320 Book 1166, Page 3590, Public Records of Manatee  
 321 County, Florida;  
 322 Less:

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

326 Less:

327 A portion of premises described in Warranty Deed to  
 328 the County of Manatee, recorded in Official Record  
 329 Book 1540, Page 7900 of said Public Records  
 330 Section 7, Township 35 South, Range 19 East:

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

336 Also:

337 That portion of Section 7, Township 35 South, Range 19  
 338 East, lying southerly of the "Manatee County  
 339 Landfill", as described in Special Warranty Deed to  
 340 Manatee County, recorded in Official Record Book 1166,  
 341 Page 3590, of said Public Records and northerly of the  
 342 southerly line of the proposed 44th Avenue, said 44th  
 343 Avenue being more particularly described as follows:

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

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346 A tract lying in Sections 7 and 8, Township 35 South,  
347 Range 19 East, Manatee County, Florida and described  
348 as follows:  
349 Commence at the southwest corner of the North 1/2 of  
350 Section 17, Township 35 South, Range 19 East, also  
351 being the Southeast corner of the North 1/2 of Section  
352 18, Township 35 South, Range 19 East; thence  
353 S.89°34'40"E., along the South line of the North 1/2  
354 of said Section 17, a distance of 187.55 feet to the  
355 intersection with the Westerly Right-of-way of  
356 Lakewood Ranch Boulevard (formerly Upper Manatee River  
357 Road Extension), a 120-foot wide public right-of-way  
358 as recorded in Official Record Book 1429, Page 3703 of  
359 the Public Records of Manatee County, Florida, said  
360 point being on the arc of a curve to the right, whose  
361 radius point lies N.63°58'46"E., a radial distance of  
362 2310.00 feet; thence run northwesterly, along said  
363 westerly right-of-way for the following five calls;  
364 thence along the arc of said curve, through a central  
365 angle of 23°42'37", a distance of 955.93 feet to the  
366 point of tangency of said curve; thence N.02°18'37"W.,  
367 a distance of 1736.20 feet to the intersection with  
368 the common section line to Sections 7 and 18, Township  
369 35 South, Range 19 East, said point lying  
370 N.88°45'31"W., 141.64 feet from the section corner

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371 common to said Sections 7 and 18; thence continue  
 372 N.02°18'37"W., a distance of 339.27 feet to the point  
 373 of curvature of a curve to the right, having a radius  
 374 of 4060.00 feet and a central angle of 06°59'18";  
 375 thence run Northerly along the arc of said curve, a  
 376 distance of 495.20 feet to the point of tangency of  
 377 said curve; thence N.04°40'41"E., a distance of  
 378 2,624.25 feet to the point of curvature of a curve to  
 379 the left having a radius of 1,940.00 feet and a  
 380 central angle of 26°40'32"; thence northerly along the  
 381 arc of said curve, an arc length of 903.21 feet to the  
 382 POINT OF BEGINNING; thence S.68°00'09"W., a distance  
 383 of 15.00 feet to a point on a curve to the left, of  
 384 which the radius point lies S.68°00'09"W., a radial  
 385 distance of 50.00 feet; thence northwesterly along the  
 386 arc of said curve, through a central angle of  
 387 83°34'33", an arc length of 72.93 feet to the point of  
 388 tangency of said curve; thence S.74°25'37"W., a  
 389 distance of 54.55 feet to the point of curvature of a  
 390 curve to the right having a radius of 2,952.50 feet  
 391 and a central angle of 12°46'49"; thence westerly  
 392 along the arc of said curve, an arc length of 658.58  
 393 feet to the end of said curve; thence N.02°47'34"W.,  
 394 along a line radial to the last described curve, a  
 395 distance of 12.50 feet to the point of curvature of a



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396 non-tangent curve to the right, of which the radius  
 397 point lies N.02°47'34"W., a radial distance of  
 398 2,940.00 feet; thence westerly along the arc of said  
 399 curve, through a central angle of 24°02'05", an arc  
 400 length of 1,233.29 feet to the point of reverse  
 401 curvature of a curve to the left having a radius of  
 402 2,790.00 feet and a central angle of 31°26'50"; thence  
 403 westerly along the arc of said curve, a distance of  
 404 1,531.31 feet to the point of reverse curvature of a  
 405 curve to the right having a radius of 2,940.00 feet  
 406 and a central angle of 15°52'03"; thence westerly  
 407 along the arc of said curve, a distance of 814.20 feet  
 408 to the northerly line of a 50-foot wide gas line  
 409 easement as recorded in Official Record Book 27, Page  
 410 220 and Official Record Book 396, Page 91 of said  
 411 public records; thence N.59°42'53"E., along said  
 412 northerly line, a distance of 270.14 feet to the point  
 413 of curvature of a non-tangent curve to the left, of  
 414 which the radius point lies N.01°10'01"E., a radial  
 415 distance of 2,790.00 feet; thence easterly along the  
 416 arc of said curve, through a central angle of  
 417 11°22'19", an arc length of 553.75 feet to the point  
 418 of reverse curvature of a curve to the right having a  
 419 radius of 2,940.00 feet and a central angle of  
 420 31°26'50"; thence easterly along the arc of said

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421 curve, a distance of 1,613.64 feet to the point of  
 422 reverse curvature of a curve to the left having a  
 423 radius of 2,790.00 feet and a central angle of  
 424 24°02'05"; thence easterly along the arc of said  
 425 curve, a distance of 1,170.37 feet to the end of said  
 426 curve; thence N.02°47'34"W., a distance of 12.50 feet  
 427 to the point of curvature of a non-tangent curve to  
 428 the left, of which the radius point lies  
 429 N.02°47'34"W., a radial distance of 2,777.50 feet;  
 430 thence easterly along the arc of said curve, through a  
 431 central angle of 12°46'49", an arc length of 619.55  
 432 feet to the point of tangency of said curve; thence  
 433 N.74°25'37"E., a distance of 12.28 feet to the point  
 434 of curvature of a curve to the left having a radius of  
 435 50.00 feet and a central angle of 55°27'02"; thence  
 436 northeasterly along the arc of said curve, an arc  
 437 length of 48.39 feet to a point on the south line of  
 438 Manatee County Pond Site Number 5, as recorded in  
 439 Official Record Book 1528, Page 7481 of said public  
 440 records; thence S.87°35'31"E., along a line non-  
 441 tangent to the last described curve, being the south  
 442 line of said Pond Site Number 5, a distance of 30.72  
 443 feet to the westerly right-of-way line of the  
 444 aforementioned Lakewood Ranch Boulevard and the point  
 445 of curvature of a non-tangent curve to the left, of

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446 which the radius point lies N.66°15'14"E., a radial  
 447 distance of 1,560.00 feet; the following 2 calls are  
 448 along said westerly right-of-way line; thence  
 449 southeasterly along the arc of said curve, through a  
 450 central angle of 02°50'31", an arc length of 77.38  
 451 feet to the point of reverse curvature of a curve to  
 452 the right having a radius of 1,940.00 feet and a  
 453 central angle of 04°35'26"; thence southeasterly along  
 454 the arc of said curve, a distance of 155.44 feet to  
 455 the POINT OF BEGINNING.

456 Said tract contains 650,151 square feet or 14.9254  
 457 acres, more or less.

458 Also:

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

462 Commence at the Southeast corner of Section 7,  
 463 Township 35 South, Range 19 East; thence  
 464 S.89°34'35"E., a distance of 4,650.84 feet; thence  
 465 N.00°25'25"E., a distance of 1,889.17 feet; thence  
 466 S82°55'49"W, 912.79 feet to a point of curvature;  
 467 Thence 1,287.78 feet along the arc of said curve to  
 468 the left through a central angle of 34°25'49", said  
 469 curve having a radius of 2,143.00 feet and being  
 470 subtended by a chord which bears S65°42'55"W, 1,268.49

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471 feet to a point of reverse curvature; Thence 1,575.56  
 472 feet along the arc of a curve to the right through a  
 473 central angle of  $44^{\circ}37'24''$ , said curve having a radius  
 474 of 2,023.00 feet and being subtended by a chord which  
 475 bears  $S70^{\circ}48'42''W$ , 1,536.04 feet to the point of  
 476 tangency of said curve; Thence  $N86^{\circ}52'35''W$ , 1,131.57  
 477 feet to a point of curvature; Thence 79.90 feet along  
 478 the arc of said curve to the right through a central  
 479 angle of  $91^{\circ}33'16''$ , said curve having a radius of  
 480 50.00 feet and being subtended by a chord which bears  
 481  $N41^{\circ}05'57''W$ , 71.66 feet to the point of tangency of  
 482 said curve; said point being a point on the east line  
 483 of Lakewood Ranch Boulevard as recorded in Official  
 484 Record Book 1429, Page 3703 of the Public Records of  
 485 Manatee County, Florida; thence along said east line  
 486 of Lakewood Ranch Boulevard,  $N04^{\circ}40'41''E$ , 1649.56  
 487 feet; Thence  $N85^{\circ}19'19''W$ , 120.00 feet to a point on  
 488 the west line of said Lakewood Ranch Boulevard, said  
 489 point being the northeast corner of Pond No. 4, as  
 490 described in Official Record Book 1528, Page 7481 and  
 491 corrected in Official Record Book 1540, Page 7918 of  
 492 said Public Records and being the POINT OF BEGINNING;  
 493 The following five (5) calls are along the northerly  
 494 and westerly lines of said Pond No. 4; Thence  
 495  $S86^{\circ}50'17''W$ , 227.27 feet; Thence  $S40^{\circ}02'37''W$ , 121.13

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496 feet; Thence S28°36'43"W, 108.34 feet; Thence  
 497 S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21  
 498 feet to a point on the northerly line of premises  
 499 described in Official Record Book 1859, Page 5334 of  
 500 said Public Records; the following fifteen (15) calls  
 501 are along said northerly line; Thence N22°59'39"W,  
 502 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence  
 503 S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67  
 504 feet; Thence S64°33'59"W, 57.70 feet; Thence  
 505 S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22  
 506 feet; Thence S72°42'09"W, 41.01 feet; Thence  
 507 N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49  
 508 feet; Thence N77°09'41"W, 34.90 feet; Thence  
 509 N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97  
 510 feet; Thence N59°06'15"W, 54.56 feet; Thence  
 511 S87°08'17"W, 75.46 feet to a point on the easterly  
 512 line of premises described in Official Record Book  
 513 2043, Page 123 of said Public Records: the following  
 514 three (3) calls are along said easterly line; Thence  
 515 N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88  
 516 feet; Thence N04°53'06"W, 605.45 feet to a point on  
 517 the arc of a curve, said point also being a point on  
 518 the southerly right-of-way line of 44th Avenue East  
 519 (175' wide right-of-way, at this point) as recorded in  
 520 Official Record Book 2191, Page 3454 of said Public

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521 Records; the following three (3) calls are along said  
 522 southerly right-of-way line; Thence 552.19 feet along  
 523 the arc of said curve to the left through a central  
 524 angle of 10°42'56", said curve having a radius of  
 525 2,952.50 feet and being subtended by a chord which  
 526 bears N79°47'05"E, 551.38 feet to the point of  
 527 tangency of said curve; Thence N74°25'37"E, 69.64 feet  
 528 to a point of curvature; Thence 72.98 feet along the  
 529 arc of said curve to the right through a central angle  
 530 of 83°37'37", said curve having a radius of 50.00 feet  
 531 and being subtended by a chord which bears  
 532 S63°45'35"E, 66.67 feet to a point of compound  
 533 curvature, said point being a point on the westerly  
 534 right-of-way line of said Lakewood Ranch Boulevard;  
 535 the following two (2) calls are along said westerly  
 536 right-of-way line; Thence 901.48 feet along the arc of  
 537 said curve to the right through a central angle of  
 538 26°37'27", said curve having a radius of 1,940.00 feet  
 539 and being subtended by a chord which bears  
 540 S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22  
 541 feet to the POINT OF BEGINNING.  
 542 Containing 1,711,100 square feet or 39.2814 acres,  
 543 more or less.  
 544 Less:

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545 Right-of-way for Lakewood Ranch Boulevard, as recorded  
 546 in Official Record Book 1429, Page 3703 Public Records  
 547 of Manatee County, Florida;  
 548 Less:  
 549 A portion of premises described in Warranty Deed to  
 550 the County of Manatee, recorded in Official Record  
 551 Book 1528, Page 7481 and Corrective Warranty Deed  
 552 recorded in Official Record Book 1540, Page 7918  
 553 Public Records of Manatee County, Florida;  
 554 Section 8, Township 35 South, Range 19 East:  
 555 All of Section 8, Township 35 South, Range 19 East;  
 556 Less:  
 557 Right-of-way for Lakewood Ranch Boulevard, as recorded  
 558 in Official Record Book 1429, Page 3703 Public Records  
 559 of Manatee County, Florida;  
 560 Less:  
 561 A portion of premises described in Warranty Deed to  
 562 the County of Manatee, recorded in Official Record  
 563 Book 1528, Page 7481 and Corrective Warranty Deed  
 564 recorded in Official Record Book 1540, Page 7918  
 565 Public Records of Manatee County, Florida;  
 566 Section 9, Township 35 South, Range 19 East:  
 567 All of Section 9, Township 35 South, Range 19 East;  
 568 Section 10, Township 35 South, Range 19 East:

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569 The north half and the southeast quarter of Section  
 570 10, Township 35 South, Range 19 East;  
 571 Less:  
 572 Road right-of-way for Lorraine Road;  
 573 Section 11, Township 35 South, Range 19 East:  
 574 All of Section 11, Township 35 South, Range 19 East;  
 575 Section 12, Township 35 South, Range 19 East:  
 576 All of Section 12, Township 35 South, Range 19 East;  
 577 Section 13, Township 35 South, Range 19 East:  
 578 All of Section 13, Township 35 South, Range 19 East;  
 579 Section 14, Township 35 South, Range 19 East:  
 580 All of Section 14, Township 35 South, Range 19 East;  
 581 Section 15, Township 35 South, Range 19 East:  
 582 The east-half, the Southwest quarter of the northwest  
 583 quarter, the southeast quarter of the southwest  
 584 quarter, and the northeast quarter of the southwest  
 585 quarter of Section 15, Township 35 South, Range 19  
 586 East;  
 587 Less:  
 588 Road right-of-way for Lorraine Road and State Road 70;  
 589 Less:  
 590 The northeast quarter of the southwest quarter of the  
 591 northwest quarter of Section 15, Township 35 South,  
 592 Range 19 East;  
 593 Less:



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594 The east 66 feet of the northwest quarter of the  
 595 southwest quarter of the northwest quarter of Section  
 596 15, Township 35 South, Range 19 East, described in  
 597 Warranty Deed to Clive and Judith Morris, recorded in  
 598 Official Record Book 1574, Page 2146;  
 599 Less:  
 600 Premises described in Special Warranty Deed to Peace  
 601 River Electric Cooperative, Inc. described in Official  
 602 Record Book 1542, Page 5178;  
 603 Less:  
 604 Premises described in Special Warranty Deed to Peace  
 605 River Electric Cooperative, Inc. described in Official  
 606 Record Book 1747, Page 6675;  
 607 Less:  
 608 That part included in the plat of Crawley Substation  
 609 Roadway, recorded in Plat Book 43, Pages 84 and 85  
 610 Public Records of Manatee County, Florida;  
 611 Less:  
 612 Fire House Site  
 613 COMMENCE at a concrete monument found marking the  
 614 occupied northwest corner of the southwest 1/4 of  
 615 Section 15, Township 35 South, Ranch 19 East; thence  
 616 S89°31'12"E, along the occupied north line of said  
 617 southwest 1/4, a distance of 1343.23 ft. to the  
 618 intersection with the west line of the northeast 1/4

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619 of said southwest 1/4; thence S00°04'29"E, along said  
 620 west line, a distance of 1281.86 ft., thence  
 621 S87°56'19"E, a distance of 1049.55 ft. for a POINT OF  
 622 BEGINNING, said point lying on the northerly right-of-  
 623 way of 59th Avenue East, a 100 ft. wide public right-  
 624 of-way as shown on "Crawley Substation Roadway", a  
 625 roadway plat as recorded in Plat Book 43, Pages 84 and  
 626 85, Public Records of Manatee County, Florida; thence  
 627 continue S87°56'19"E, along said northerly right-of-  
 628 way, a distance of 398.37 ft. to the intersection with  
 629 the westerly line of that certain parcel of land as  
 630 described and recorded in Official Records Book 1542,  
 631 Page 5178, said Public Records; thence N00°25'16"W,  
 632 along said westerly line, a distance of 547.23 ft.;  
 633 thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a  
 634 distance of 547.23 ft. to the POINT OF BEGINNING,  
 635 being and lying in Section 15, Township 35 South,  
 636 Range 19 East, Manatee County, Florida.  
 637 Containing 5.00 acres, more or less.  
 638 Section 16, Township 35 South, Range 19 East:  
 639 All of Section 16, Township 35 South, Range 19 East;  
 640 Less:  
 641 Road right-of-way for State Road 70;  
 642 Less:  
 643 Road right-of-way for Pope Road

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644 Less:  
 645 Premises described in Warranty Deed to the State of  
 646 Florida Department of Transportation, recorded in  
 647 Official Record Book 1915, Page 5768 Public Records of  
 648 Manatee County, Florida;  
 649 Less:  
 650 Premises described in Warranty Deed to Covered Bridge  
 651 Holdings III, LLC, recorded in Official Record Book  
 652 1970, Page 707 Public Records of Manatee County,  
 653 Florida;  
 654 Less:  
 655 Premises described in Warranty Deed to the Diocese of  
 656 Venice, recorded in Official Record Book 1451, Page  
 657 964, less premises conveyed to SMR 70, North 70, LLC,  
 658 in Special Warranty Deed, recorded in Official Record  
 659 Book 1928, Page 3315;  
 660 Less:  
 661 Premises described in Special Warranty Deed to the  
 662 Diocese of Venice, recorded in Official Record Book  
 663 1928, Page 3321 Public Records of Manatee County,  
 664 Florida;  
 665 Section 17, Township 35 South, Range 19 East:  
 666 All of Section 17, Township 35 South, Range 19 East,  
 667 lying east of the right-of-way of Lakewood Ranch

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668 Boulevard, as recorded in Official Record Book 1429,  
 669 Page 3703 Public Records of Manatee County, Florida;  
 670 Less:  
 671 Road right-of-way for State Road 70;  
 672 Less:  
 673 Premises described in Warranty Deed to the State of  
 674 Florida Department of Transportation, recorded in  
 675 Official Record Book 1915, Page 5768 Public Records of  
 676 Manatee County, Florida;  
 677 Less:  
 678 A portion of premises described in Warranty Deed to  
 679 the County of Manatee, recorded in Official Record  
 680 Book 1528, Page 7481 and Corrective Warranty Deed  
 681 recorded in Official Record Book 1540, Page 7918  
 682 Public Records of Manatee County, Florida;  
 683 Section 18, Township 35 South, Range 19 East:  
 684 All of Section 18, Township 35 South, Range 19 East,  
 685 lying east of the right-of-way of Lakewood Ranch  
 686 Boulevard, as recorded in Official Record Book 1429,  
 687 Page 3703 Public Records of Manatee County, Florida;  
 688 Section 22, Township 35 South, Range 19 East:  
 689 That portion of Section 22, Township 35 South, Range  
 690 19 East, lying northerly of the northerly right-of-way  
 691 line of State Road 70;  
 692 Also:

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693 That portion of Sections 22, 23 and 27, lying within  
 694 the following described property:  
 695 DESCRIPTION (Proposed Braden River Mitigation Bank)  
 696 A tract of land lying in Sections 22, 23 and 27,  
 697 Township 35 South, Range 19 East, Manatee County,  
 698 Florida and described as follows:  
 699 Commence at the northwest corner of Section 21,  
 700 Township 35 South, Range 19 East; thence S.89°24'47"E.  
 701 along the north line of said Section 21, a distance of  
 702 5379.98 feet to the northwest corner of said Section  
 703 22; thence S.00°30'23"W. along the west line of said  
 704 Section 22, a distance of 134.20 feet to a point on  
 705 the southerly Right-of-way line of State Road 70; the  
 706 following 4 calls are along said southerly right-of-  
 707 way line; thence S.89°19'57"E., a distance of 521.35  
 708 feet; thence S.89°21'15"E., a distance of 3,754.54  
 709 feet to the point of curvature of a curve to the right  
 710 having a radius of 1,777.86 feet and a central angle  
 711 of 34°24'33"; thence easterly along the arc of said  
 712 curve, an arc length of 1,067.70 feet to the point of  
 713 tangency of said curve; thence S.54°56'41"E., a  
 714 distance of 821.49 feet to the POINT OF BEGINNING;  
 715 thence continue S.54°56'41"E. along the above  
 716 mentioned southerly right-of-way line, a distance of  
 717 4,427.83 feet; thence S.15°00'00"W., a distance of

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718 701.34 feet; thence N.71°00'00"W., a distance of  
 719 2,270.00 feet; thence S.45°00'00"W., a distance of  
 720 65.00 feet; thence S.00°00'00"W., a distance of 395.00  
 721 feet; thence S.86°30'00"W., a distance of 1,250.00  
 722 feet; thence S.00°00'00"W., a distance of 338.36 feet;  
 723 thence S.43°00'00"E., a distance of 155.00 feet;  
 724 thence S.00°00'00"W., a distance of 150.00 feet;  
 725 thence S.59°56'21"W., a distance of 110.00 feet;  
 726 thence N.63°00'00"W., a distance of 306.73 feet;  
 727 thence N.10°00'00"W., a distance of 299.62 feet;  
 728 thence S.89°37'37"W., a distance of 301.32 feet;  
 729 thence S.72°00'46"W., a distance of 368.15 feet;  
 730 thence S.48°06'41"W., a distance of 169.68 feet;  
 731 thence N.08°37'00"E., a distance of 159.00 feet;  
 732 thence N.57°02'56"E., a distance of 594.02 feet;  
 733 thence N.07°52'51"W., a distance of 27.87 feet; thence  
 734 N.61°22'29"W., a distance of 167.29 feet; thence  
 735 N.83°56'09"W., a distance of 103.18 feet; thence  
 736 S.85°40'21"W., a distance of 75.29 feet; thence  
 737 S.44°35'18"W., a distance of 66.94 feet; thence  
 738 S.82°54'53"W., a distance of 86.64 feet; thence  
 739 S.48°07'08"W., a distance of 74.53 feet; thence  
 740 S.26°33'46"W., a distance of 49.90 feet; thence  
 741 S.39°24'11"W., a distance of 50.01 feet to a point on  
 742 the northerly line of a Conservation Easement as

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

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



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793 | 275.24 feet; thence N.69°59'29"E., a distance of  
 794 | 317.24 feet; thence N.57°35'22"E., a distance of  
 795 | 178.26 feet; thence N.81°03'05"E., a distance of  
 796 | 234.09 feet; thence N.63°21'55"E., a distance of  
 797 | 439.23 feet; thence N.44°11'27"E., a distance of  
 798 | 241.21 feet; thence N.63°21'56"E., a distance of  
 799 | 148.94 feet; thence N.74°49'49"E., a distance of  
 800 | 163.40 feet; thence N.75°39'49"E., a distance of  
 801 | 461.38 feet; thence N.52°24'58"E., a distance of  
 802 | 284.05 feet; thence N.37°35'20"E., a distance of  
 803 | 294.52 feet; thence N.33°58'26"E., a distance of  
 804 | 687.37 feet; thence N.46°31'18"E., a distance of  
 805 | 195.52 feet; thence N.76°15'16"E., a distance of  
 806 | 235.33 feet; thence N.53°47'33"E., a distance of  
 807 | 231.66 feet; thence N.15°20'53"E., a distance of  
 808 | 147.34 feet; thence N.32°20'46"E., a distance of  
 809 | 368.15 feet; thence S.83°51'29"E., a distance of  
 810 | 332.08 feet; thence S.56°57'53"E., a distance of  
 811 | 139.47 feet; thence N.35°53'49"E., a distance of  
 812 | 417.52 feet; thence N.50°25'21"W., a distance of  
 813 | 348.47 feet; thence N.00°06'50"E., a distance of  
 814 | 135.65 feet; thence N.24°22'30"E., a distance of  
 815 | 201.08 feet; thence N.61°14'22"E., a distance of  
 816 | 113.08 feet; thence S.62°11'08"E., a distance of  
 817 | 197.43 feet to the point of curvature of a curve to

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818 the right having a radius of 100.00 feet and a central  
 819 angle of 88°54'40"; thence southerly along the arc of  
 820 said curve, an arc length of 155.18 feet to the point  
 821 of tangency of said curve; thence S.26°43'33"W., a  
 822 distance of 224.96 feet; thence S.50°07'45"E., a  
 823 distance of 125.37 feet; thence N.49°56'25"E., a  
 824 distance of 228.41 feet; thence N.08°47'40"E., a  
 825 distance of 153.43 feet; thence N.38°13'49"W., a  
 826 distance of 139.09 feet; thence N.11°59'28"E., a  
 827 distance of 271.56 feet; thence N.37°00'30"E., a  
 828 distance of 306.68 feet to the POINT OF BEGINNING.  
 829 Said tract contains 15,214,335 square feet or 349.2731  
 830 acres, more or less.

831 Also:

832 That portion of Sections 22 and 23, lying within the  
 833 following described property:

834 A tract of land lying in Sections 22 and 23, Township  
 835 35 South, Range 19 East, Manatee County, Florida and  
 836 being more particularly described as follows:

837 Commence at the southeast corner of Section 22,  
 838 Township 35 South, Range 19 East; thence N.89°29'42"W.  
 839 along the south line of said Section 22, 587.90 feet;  
 840 thence N.00°30'18"E., perpendicular with said south  
 841 line, a distance of 802.96 feet to the POINT OF  
 842 BEGINNING; thence N.66°35'24"E., a distance of 31.03

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843 feet; thence S.45°47'43"E., a distance of 68.87 feet;  
 844 thence N.22°15'45"E., a distance of 66.77 feet; thence  
 845 N.21°25'53"E., a distance of 88.19 feet; thence  
 846 N.08°37'00"E., a distance of 159.00 feet; thence  
 847 N.57°02'56"E., a distance of 594.02 feet; thence  
 848 N.07°52'51"W., a distance of 27.87 feet; thence  
 849 N.61°22'29"W., a distance of 167.29 feet; thence  
 850 N.83°56'09"W., a distance of 103.18 feet; thence  
 851 S.85°40'21"W., a distance of 75.29 feet; thence  
 852 S.44°35'18"W., a distance of 66.94 feet; thence  
 853 S.82°54'53"W., a distance of 86.64 feet; thence  
 854 S.48°07'08"W., a distance of 74.53 feet; thence  
 855 S.26°33'46"W., a distance of 49.90 feet; thence  
 856 S.39°24'11"W., a distance of 50.01 feet to a point on  
 857 the northerly line of a Conservation Easement as  
 858 recorded in the Official Records Book 1524, Page 5098  
 859 of the Public Records of Manatee County, Florida; the  
 860 following 15 calls are along the northerly and  
 861 westerly lines of said Conservation Easement; thence  
 862 S.63°06'49"W., a distance of 38.30 feet; thence  
 863 S.30°38'41"W., a distance of 53.69 feet; thence  
 864 S.68°49'15"W., a distance of 91.30 feet; thence  
 865 S.51°14'32"W., a distance of 68.98 feet; thence  
 866 S.76°31'40"W., a distance of 62.88 feet; thence  
 867 S.45°09'35"W., a distance of 35.02 feet; thence

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868 S.36°11'14"E., a distance of 48.92 feet; thence  
 869 S.18°26'10"E., a distance of 45.74 feet; thence  
 870 S.09°12'08"W., a distance of 19.73 feet; thence  
 871 S.32°09'14"E., a distance of 76.50 feet; thence  
 872 S.07°27'24"E., a distance of 35.67 feet; thence  
 873 S.29°09'12"E., a distance of 41.08 feet; thence  
 874 S.11°37'55"E., a distance of 49.89 feet; thence  
 875 S.51°55'08"E., a distance of 29.11 feet; thence  
 876 S.67°03'11"E., a distance of 66.38 feet to the POINT  
 877 OF BEGINNING.

878 Said tract contains 249,186 square feet or 5.7205  
 879 acres, more or less.

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

881 That portion of Section 23, Township 35 South, Range  
 882 19 East, lying north of State Road 70;

883 Also:

884 That portion of Section 23, Township 35 South, Range  
 885 19 East, lying southerly of the right-of-way line for  
 886 State Road 70, easterly of premises described in  
 887 Special Warranty Deed to Sarasota Development, L.L.C.,  
 888 recorded in Official Record Book 1892, Page 750 of  
 889 said Public Records and easterly of the (Proposed  
 890 Braden River Mitigation Bank), described above;

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

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

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893           Less:  
 894           Right-of-way for State Road 70;  
 895           Section 25, Township 35 South, Range 19 East:  
 896           All of Section 25, Township 35 South, Range 19 East;  
 897           Less:  
 898           Right-of-way for State Road 70;  
 899           Section 26, Township 35 South, Range 19 East:  
 900           All of Section 26, Township 35 South, Range 19 East,  
 901           including that portion of the Phase 2 Parcel,  
 902           described in Memorandum of Purchase Option Agreement,  
 903           recorded in Official Record Book 1892, Page 776 Public  
 904           Records of Manatee County, Florida, being more  
 905           particularly described below, under Section 27,  
 906           Township 35 South, Range 19 East;  
 907           Less:  
 908           Premises described in Special Warranty Deed to  
 909           Sarasota Development, L.L.C., recorded in Official  
 910           Record Book 1892, Page 750 Public Records of Manatee  
 911           County, Florida; less and except premises described in  
 912           Special Warranty Deed to SLV II CCE Venture, LP,  
 913           recorded in Official Record Book 2596, Page 7390  
 914           Public Records of Manatee County, Florida;  
 915  
 916           Less:  
 917

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918 Premises conveyed to SLAB, LLC in Special Warranty  
 919 Deed recorded in Official Record Book 2596, Page 7381  
 920 of said Public Records of Manatee County, Florida;

921  
 922 Section 27, Township 35 South, Range 19 East:  
 923 All of Section 27, lying southerly of the Phase 2  
 924 Parcel, described in Memorandum of Purchase Option  
 925 Agreement, recorded in Official Record Book 1892, Page  
 926 776 of said Public Records and southerly of the Phase  
 927 1 Parcel and Entry Road Parcel, described in Special  
 928 Warranty Deed to Sarasota Development, L.L.C.,  
 929 recorded in Official Record Book 1892, Page 750 Public  
 930 Records of Manatee County, Florida;

931 Also:  
 932 The Phase 2 Parcel, described in Memorandum of  
 933 Purchase Option Agreement, recorded in Official Record  
 934 Book 1892, Page 776 Public Records of Manatee County,  
 935 Florida, lying in Sections 26 and 27, Township 35  
 936 South, Range 19 East, described as follows:

937 A tract of land lying in Sections 26 and 27, Township  
 938 35 South, Range 19 East, Manatee County, Florida and  
 939 described as follows:  
 940 Commence at the Northwest corner of said Section 27;  
 941 thence S.89°29'32"E. along the north line of said  
 942 Section 27, a distance of 56.31 feet to a point on the

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943 easterly line of Lorraine Road, a 120-foot wide public  
 944 right-of-way, also being point of curvature of a non-  
 945 tangent curve to the left, of which the radius point  
 946 lies N.89°18'01"E., a radial distance of 5,940.00  
 947 feet; thence southerly along the arc of said curve,  
 948 through a central angle of 04°26'58", an arc length of  
 949 461.28 feet to the point of reverse curvature of a  
 950 curve to the right having a radius of 6,060.00 feet  
 951 and a central angle of 05°31'12"; thence southerly  
 952 along the arc of said curve, a distance of 583.83 feet  
 953 to the end of said curve; thence S.89°37'46"E. along a  
 954 line radial to the last described curve, a distance of  
 955 240.68 feet; thence S.40°36'26"E., a distance of  
 956 257.70 feet; thence S.81°04'26"E., a distance of  
 957 540.66 feet; thence S.49°05'50"E., a distance of  
 958 215.16 feet; thence N.40°54'10"E., a distance of  
 959 656.03 feet; thence N.69°00'00"E., a distance of  
 960 414.64 feet to the point of curvature of a curve to  
 961 the right having a radius of 325.00 feet and a central  
 962 angle of 93°51'32"; thence southeasterly along the arc  
 963 of said curve, an arc length of 532.40 feet to the  
 964 point of tangency of said curve; thence S.17°08'28"E.,  
 965 a distance of 477.41 feet to the point of curvature of  
 966 a curve to the left having a radius of 1,304.68 feet  
 967 and a central angle of 46°09'43"; thence southeasterly

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968 along the arc of said curve, an arc length of 1,051.15  
 969 feet to the point of compound curvature of a curve to  
 970 the left having a radius of 300.00 feet and a central  
 971 angle of 27°41'00"; thence easterly along the arc of  
 972 said curve, an arc length of 144.95 feet to the point  
 973 of reverse curvature of a curve to the right having a  
 974 radius of 300.00 feet and a central angle of  
 975 33°34'45"; thence easterly along the arc of said  
 976 curve, a distance of 175.82 feet to the point of  
 977 reverse curvature of a curve to the left having a  
 978 radius of 500.00 feet and a central angle of  
 979 14°40'42"; thence southeasterly along the arc of said  
 980 curve, a distance of 128.09 feet to the POINT OF  
 981 BEGINNING; thence N.39°42'17"E., a distance of  
 982 1,366.14 feet; thence N.71°15'17"E., a distance of  
 983 132.13 feet to the point of curvature of a curve to  
 984 the right having a radius of 265.00 feet and a central  
 985 angle of 28°19'05"; thence easterly along the arc of  
 986 said curve, an arc length of 130.97 feet to the point  
 987 of reverse curvature of a curve to the left having a  
 988 radius of 155.00 feet and a central angle of  
 989 30°13'47"; thence easterly along the arc of said  
 990 curve, a distance of 81.78 feet to the point of  
 991 reverse curvature of a curve to the right having a  
 992 radius of 270.00 feet and a central angle of



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993 23°31'53"; thence easterly along the arc of said  
 994 curve, a distance of 110.89 feet to the point of  
 995 reverse curvature of a curve to the left having a  
 996 radius of 95.00 feet and a central angle of 52°06'49";  
 997 thence northeasterly along the arc of said curve, a  
 998 distance of 86.41 feet to the point of tangency of  
 999 said curve; thence N.40°45'38"E., a distance of 298.99  
 1000 feet to the point of curvature of a curve to the left  
 1001 having a radius of 30.00 feet and a central angle of  
 1002 33°41'32"; thence northeasterly along the arc of said  
 1003 curve, an arc length of 17.64 feet to the point of  
 1004 tangency of said curve; thence N.07°04'07"E., a  
 1005 distance of 174.24 feet to the point of curvature of a  
 1006 curve to the left having a radius of 80.00 feet and a  
 1007 central angle of 27°39'30"; thence northerly along the  
 1008 arc of said curve, an arc length of 38.62 feet to the  
 1009 point of tangency of said curve; thence N.20°35'23"W.,  
 1010 a distance of 166.34 feet to the point of curvature of  
 1011 a curve to the right having a radius of 70.00 feet and  
 1012 a central angle of 77°05'18"; thence northerly along  
 1013 the arc of said curve, an arc length of 94.18 feet to  
 1014 the point of compound curvature of a curve to the  
 1015 right having a radius of 750.00 feet and a central  
 1016 angle of 07°46'18"; thence northeasterly along the arc  
 1017 of said curve, an arc length of 101.73 feet to the

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1018 point of compound curvature of a curve to the right  
 1019 having a radius of 220.00 feet and a central angle of  
 1020  $88^{\circ}47'03''$ ; thence easterly along the arc of said  
 1021 curve, an arc length of 340.91 feet to the point of  
 1022 reverse curvature of a curve to the left having a  
 1023 radius of 130.00 feet and a central angle of  
 1024  $26^{\circ}24'49''$ ; thence southeasterly along the arc of said  
 1025 curve, a distance of 59.93 feet to the point of  
 1026 reverse curvature of a curve to the right having a  
 1027 radius of 120.00 feet and a central angle of  
 1028  $55^{\circ}00'55''$ ; thence southeasterly along the arc of said  
 1029 curve, a distance of 115.22 feet to the point of  
 1030 reverse curvature of a curve to the left having a  
 1031 radius of 130.00 feet and a central angle of  
 1032  $108^{\circ}23'06''$ ; thence southeasterly along the arc of said  
 1033 curve, a distance of 245.92 feet to the point of  
 1034 tangency of said curve; thence  $N.73^{\circ}16'16''E.$ , a  
 1035 distance of 141.48 feet to the point of curvature of a  
 1036 curve to the left having a radius of 70.00 feet and a  
 1037 central angle of  $82^{\circ}19'35''$ ; thence northeasterly along  
 1038 the arc of said curve, an arc length of 100.58 feet to  
 1039 the point of reverse curvature of a curve to the right  
 1040 having a radius of 70.00 feet and a central angle of  
 1041  $68^{\circ}01'53''$ ; thence northeasterly along the arc of said  
 1042 curve, a distance of 83.12 feet to the point of

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1043 reverse curvature of a curve to the left having a  
1044 radius of 95.00 feet and a central angle of  $60^{\circ}36'52''$ ;  
1045 thence northeasterly along the arc of said curve, a  
1046 distance of 100.50 feet to the point of tangency of  
1047 said curve; thence  $N.01^{\circ}38'19''W.$ , a distance of 186.20  
1048 feet; thence  $N.88^{\circ}23'11''E.$ , a distance of 344.58 feet  
1049 to the point of curvature of a non-tangent curve to  
1050 the left, of which the radius point lies  
1051  $N.88^{\circ}23'11''E.$ , a radial distance of 115.00 feet;  
1052 thence southeasterly along the arc of said curve,  
1053 through a central angle of  $105^{\circ}16'41''$ , an arc length  
1054 of 211.31 feet to the point of reverse curvature of a  
1055 curve to the right having a radius of 220.00 feet and  
1056 a central angle of  $81^{\circ}21'02''$ ; thence southeasterly  
1057 along the arc of said curve, a distance of 312.36 feet  
1058 to the point of tangency of said curve; thence  
1059  $S.25^{\circ}32'28''E.$ , a distance of 142.25 feet to the point  
1060 of curvature of a curve to the left having a radius of  
1061 155.00 feet and a central angle of  $127^{\circ}49'24''$ ; thence  
1062 easterly along the arc of said curve, an arc length of  
1063 345.80 feet to the point of reverse curvature of a  
1064 curve to the right having a radius of 145.00 feet and  
1065 a central angle of  $50^{\circ}15'09''$ ; thence northeasterly  
1066 along the arc of said curve, a distance of 127.18 feet  
1067 to the point of reverse curvature of a curve to the

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1068 left having a radius of 130.00 feet and a central  
 1069 angle of 127°23'16"; thence northerly along the arc of  
 1070 said curve, a distance of 289.03 feet to the point of  
 1071 reverse curvature of a curve to the right having a  
 1072 radius of 30.00 feet and a central angle of 62°22'12";  
 1073 thence northerly along the arc of said curve, a  
 1074 distance of 32.66 feet to the point of tangency of  
 1075 said curve; thence N.11°52'14"E., a distance of 47.37  
 1076 feet; thence N.88°23'11"E., a distance of 424.82 feet  
 1077 to the point of curvature of a curve to the right  
 1078 having a radius of 500.00 feet and a central angle of  
 1079 17°30'03"; thence easterly along the arc of said  
 1080 curve, an arc length of 152.72 feet to the point of  
 1081 reverse curvature of a curve to the left having a  
 1082 radius of 500.00 feet and a central angle of  
 1083 15°22'06"; thence easterly along the arc of said  
 1084 curve, a distance of 134.11 feet to the point of  
 1085 reverse curvature of a curve to the right having a  
 1086 radius of 750.00 feet and a central angle of  
 1087 31°38'30"; thence easterly along the arc of said  
 1088 curve, a distance of 414.19 feet to the point of  
 1089 reverse curvature of a curve to the left having a  
 1090 radius of 300.00 feet and a central angle of  
 1091 64°53'57"; thence easterly along the arc of said  
 1092 curve, a distance of 339.81 feet to the point of

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1093 tangency of said curve; thence N.57°15'40"E., a  
 1094 distance of 219.84 feet; thence S.37°15'24"E., a  
 1095 distance of 54.75 feet; thence S.19°56'50"E., a  
 1096 distance of 97.95 feet; thence S.24°32'50"E., a  
 1097 distance of 61.35 feet; thence S.22°56'33"E., a  
 1098 distance of 70.86 feet; thence S.31°12'58"E., a  
 1099 distance of 30.80 feet; thence S.17°19'12"E., a  
 1100 distance of 83.40 feet; thence S.12°40'53"E., a  
 1101 distance of 88.21 feet; thence S.11°11'41"E., a  
 1102 distance of 95.61 feet; thence S.20°13'54"E., a  
 1103 distance of 93.20 feet; thence S.08°13'38"E., a  
 1104 distance of 82.77 feet; thence S.23°07'39"W., a  
 1105 distance of 85.27 feet; thence S.36°11'08"W., a  
 1106 distance of 55.31 feet; thence S.33°40'31"W., a  
 1107 distance of 64.96 feet; thence S.24°59'05"W., a  
 1108 distance of 39.88 feet; thence S.01°57'16"E., a  
 1109 distance of 42.48 feet; thence S.41°44'47"E., a  
 1110 distance of 64.61 feet; thence S.66°37'53"E., a  
 1111 distance of 64.05 feet; thence N.89°47'09"E., a  
 1112 distance of 82.13 feet; thence S.85°44'48"E., a  
 1113 distance of 30.22 feet; thence S.45°05'19"E., a  
 1114 distance of 111.73 feet; thence S.14°16'58"E., a  
 1115 distance of 38.36 feet; thence S.45°20'10"W., a  
 1116 distance of 124.58 feet to the point of curvature of a  
 1117 curve to the right having a radius of 300.00 feet and

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1118 a central angle of 31°57'45"; thence southwesterly  
 1119 along the arc of said curve, an arc length of 167.36  
 1120 feet to the point of tangency of said curve; thence  
 1121 S.77°17'56"W., a distance of 121.43 feet to the point  
 1122 of curvature of a curve to the left having a radius of  
 1123 200.00 feet and a central angle of 22°43'46"; thence  
 1124 southwesterly along the arc of said curve, an arc  
 1125 length of 79.34 feet to the point of tangency of said  
 1126 curve; thence S.54°34'10"W., a distance of 441.05 feet  
 1127 to the point of curvature of a curve to the right  
 1128 having a radius of 200.00 feet and a central angle of  
 1129 42°19'55"; thence westerly along the arc of said  
 1130 curve, an arc length of 147.77 feet to the point of  
 1131 reverse curvature of a curve to the left having a  
 1132 radius of 200.00 feet and a central angle of  
 1133 16°51'13"; thence westerly along the arc of said  
 1134 curve, a distance of 58.83 feet to the point of  
 1135 tangency of said curve; thence S.80°02'52"W., a  
 1136 distance of 293.78 feet to the point of curvature of a  
 1137 curve to the right having a radius of 200.00 feet and  
 1138 a central angle of 49°09'14"; thence westerly along  
 1139 the arc of said curve, an arc length of 171.58 feet to  
 1140 the point of reverse curvature of a curve to the left  
 1141 having a radius of 200.00 feet and a central angle of  
 1142 38°04'03"; thence westerly along the arc of said

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1143 | curve, a distance of 132.88 feet to the point of  
 1144 | tangency of said curve; thence N.88°51'58"W., a  
 1145 | distance of 87.04 feet to the point of curvature of a  
 1146 | curve to the left having a radius of 500.00 feet and a  
 1147 | central angle of 22°24'10"; thence westerly along the  
 1148 | arc of said curve, an arc length of 195.50 feet to the  
 1149 | point of reverse curvature of a curve to the right  
 1150 | having a radius of 300.00 feet and a central angle of  
 1151 | 43°13'43"; thence westerly along the arc of said  
 1152 | curve, a distance of 226.35 feet to the point of  
 1153 | reverse curvature of a curve to the left having a  
 1154 | radius of 200.00 feet and a central angle of  
 1155 | 32°02'15"; thence westerly along the arc of said  
 1156 | curve, a distance of 111.83 feet to the point of  
 1157 | reverse curvature of a curve to the right having a  
 1158 | radius of 300.00 feet and a central angle of  
 1159 | 23°01'12"; thence westerly along the arc of said  
 1160 | curve, a distance of 120.53 feet to the point of  
 1161 | reverse curvature of a curve to the left having a  
 1162 | radius of 300.00 feet and a central angle of  
 1163 | 20°39'54"; thence westerly along the arc of said  
 1164 | curve, a distance of 108.20 feet to the point of  
 1165 | tangency of said curve; thence S.82°16'39"W., a  
 1166 | distance of 205.12 feet to the point of curvature of a  
 1167 | curve to the left having a radius of 300.00 feet and a

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1168 central angle of 25°22'04"; thence westerly along the  
 1169 arc of said curve, an arc length of 132.83 feet to the  
 1170 point of tangency of said curve; thence S.56°54'35"W.,  
 1171 a distance of 16.80 feet to the point of curvature of  
 1172 a curve to the right having a radius of 300.00 feet  
 1173 and a central angle of 32°18'02"; thence westerly  
 1174 along the arc of said curve, an arc length of 169.13  
 1175 feet to the point of tangency of said curve; thence  
 1176 S.89°12'37"W., a distance of 130.29 feet to the point  
 1177 of curvature of a curve to the left having a radius of  
 1178 300.00 feet and a central angle of 34°39'07"; thence  
 1179 westerly along the arc of said curve, an arc length of  
 1180 181.44 feet to the point of tangency of said curve;  
 1181 thence S.54°33'30"W., a distance of 58.73 feet to the  
 1182 point of curvature of a curve to the right having a  
 1183 radius of 500.00 feet and a central angle of  
 1184 36°25'43"; thence westerly along the arc of said  
 1185 curve, an arc length of 317.90 feet to the point of  
 1186 tangency of said curve; thence N.89°00'47"W., a  
 1187 distance of 111.19 feet to the point of curvature of a  
 1188 curve to the left having a radius of 500.00 feet and a  
 1189 central angle of 22°46'21"; thence westerly along the  
 1190 arc of said curve, an arc length of 198.73 feet to the  
 1191 point of tangency of said curve; thence S.68°12'52"W.,  
 1192 a distance of 55.21 feet to the point of curvature of



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1193 a curve to the right having a radius of 500.00 feet  
 1194 and a central angle of  $20^{\circ}06'52''$ ; thence westerly  
 1195 along the arc of said curve, an arc length of 175.53  
 1196 feet to the point of tangency of said curve; thence  
 1197  $S.88^{\circ}19'44''W.$ , a distance of 135.20 feet to the point  
 1198 of curvature of a curve to the left having a radius of  
 1199 300.00 feet and a central angle of  $22^{\circ}54'06''$ ; thence  
 1200 westerly along the arc of said curve, an arc length of  
 1201 119.91 feet to the point of tangency of said curve;  
 1202 thence  $S.65^{\circ}25'38''W.$ , a distance of 102.22 feet to the  
 1203 point of curvature of a curve to the right having a  
 1204 radius of 300.00 feet and a central angle of  
 1205  $33^{\circ}05'48''$ ; thence westerly along the arc of said  
 1206 curve, an arc length of 173.29 feet to the point of  
 1207 tangency of said curve; thence  $N.81^{\circ}28'34''W.$ , a  
 1208 distance of 29.29 feet to the point of curvature of a  
 1209 curve to the left having a radius of 300.00 feet and a  
 1210 central angle of  $26^{\circ}43'39''$ ; thence westerly along the  
 1211 arc of said curve, an arc length of 139.94 feet to the  
 1212 point of tangency of said curve; thence  $S.71^{\circ}47'48''W.$ ,  
 1213 a distance of 174.58 feet to the point of curvature of  
 1214 a curve to the right having a radius of 300.00 feet  
 1215 and a central angle of  $36^{\circ}07'04''$ ; thence westerly  
 1216 along the arc of said curve, an arc length of 189.11  
 1217 feet to the point of tangency of said curve; thence

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1218 N.72°05'08"W., a distance of 687.44 feet to the POINT  
 1219 OF BEGINNING.  
 1220 Said tract contains 7,769,611 square feet or 178.3657  
 1221 acres, more or less.  
 1222 Less:  
 1223 DESCRIPTION: Special Warranty Deed - O.R. Book 2221,  
 1224 Page 4402  
 1225 A tract of land lying in Section 27, Township 35  
 1226 South, Range 19 East, Manatee County, Florida and  
 1227 described as follows:  
 1228 Commence at the Northwest corner of said Section 27;  
 1229 thence S.89°29'32"E. along the north line of said  
 1230 Section 27, a distance of 56.31 feet to a point on the  
 1231 easterly line of Lorraine Road, a 120-foot wide public  
 1232 right-of-way, also being the point of curvature of a  
 1233 non-tangent curve to the left, of which the radius  
 1234 point lies N.89°18'01"E., a radial distance of  
 1235 5,940.00 feet; thence southerly along the arc of said  
 1236 curve, through a central angle of 04°26'58", an arc  
 1237 length of 461.28 feet to the point of reverse  
 1238 curvature of a curve to the right having a radius of  
 1239 6,060.00 feet and a central angle of 05°31'12"; thence  
 1240 southerly along the arc of said curve, a distance of  
 1241 583.83 feet to the end of said curve; thence  
 1242 S.89°37'46"E. along a line radial to the last

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1243 described curve, a distance of 240.68 feet; thence  
 1244 S.40°36'26"E. a distance of 257.70 feet; thence  
 1245 S.81°04'26"E. a distance of 540.66 feet; thence  
 1246 S.49°05'50"E. a distance of 215.16 feet; thence  
 1247 N.40°54'10"E. a distance of 656.03 feet; thence  
 1248 N.69°00'00"E. a distance of 257.96 feet the POINT OF  
 1249 BEGINNING; thence N.69°00'00"E., a distance of 156.67  
 1250 feet to the point of curvature of a curve to the right  
 1251 having a radius of 325.00 feet and a central angle of  
 1252 88°23'34"; thence southeasterly along the arc of said  
 1253 curve, an arc length of 501.39 feet to the point of  
 1254 tangency of said curve; thence N.57°58'54"W., a  
 1255 distance of 261.63 feet to the point of curvature of a  
 1256 non-tangent curve to the left, of which the radius  
 1257 point lies S.16°31'11"W., a radial distance of 275.00  
 1258 feet; thence westerly along the arc of said curve,  
 1259 through a central angle of 33°06'57", an arc length of  
 1260 158.94 feet to the point of reverse curvature of a  
 1261 curve to the right having a radius of 332.00 feet and  
 1262 a central angle of 20°43'35"; thence westerly along  
 1263 the arc of said curve, a distance of 120.10 feet to  
 1264 the point of reverse curvature of a curve to the left  
 1265 having a radius of 268.00 feet and a central angle of  
 1266 14°02'42"; thence westerly along the arc of said

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1267 | curve, a distance of 65.70 feet to the point of  
 1268 | tangency of said curve to the POINT OF BEGINNING.  
 1269 | Said tract contains 26,076 square feet or 0.5986  
 1270 | acres, more or less.  
 1271 | Less:  
 1272 | DESCRIPTION: Special Warranty Deed - O.R. Book 2221,  
 1273 | Page 4402  
 1274 | A tract of land lying in Section 27, Township 35  
 1275 | South, Range 19 East, Manatee County, Florida and  
 1276 | described as follows:  
 1277 | Commence at the northwest corner of said Section 27;  
 1278 | thence S.89°29'32"E., along the north line of said  
 1279 | Section 27, a distance of 56.31 feet to a point on the  
 1280 | easterly line of Lorraine Road, a 120-foot wide right-  
 1281 | of-way, also being the point of curvature of a non-  
 1282 | tangent curve to the left, of which the radius point  
 1283 | lies N.89°18'01"E., a radial distance of 5,940.00  
 1284 | feet; thence southerly along the arc of said curve,  
 1285 | through a central angle of 04°26'58", an arc length of  
 1286 | 461.28 feet to the point of reverse curvature of a  
 1287 | curve to the right having a radius of 6,060.00 feet  
 1288 | and a central angle of 05°31'12"; thence southerly  
 1289 | along the arc of said curve, a distance of 583.83 feet  
 1290 | to the end of said curve, said point also being the  
 1291 | southwest corner of the Access Parcel as described in

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1292 Official Records Book 1892, page 750 of the Public  
 1293 Records of Manatee County, Florida; the following five  
 1294 calls are along the south boundary line of said Access  
 1295 Parcel; thence S.89°37'46"E., along a line radial to  
 1296 the last described curve, a distance of 240.68 feet;  
 1297 thence S.40°36'26"E., a distance of 257.70 feet;  
 1298 thence S.81°04'26"E., a distance of 540.66 feet;  
 1299 thence S.49°05'50"E., a distance of 215.16 feet;  
 1300 thence N.40°54'10"E., a distance of 656.03 feet to a  
 1301 point on the south boundary line of Parcel 1, as  
 1302 recorded in Official Record Book 1892, Page 750, of  
 1303 said Public Records; thence N.69°00'00"E., along said  
 1304 south boundary line, a distance of 257.96 feet to the  
 1305 point of curvature of a non-tangent curve to the  
 1306 right, of which the radius point lies S.09°54'54"E., a  
 1307 radial distance of 268.00 feet; thence easterly along  
 1308 the arc of said curve, through a central angle of  
 1309 14°02'42", an arc length of 65.70 feet to the point of  
 1310 reverse curvature of a curve to the left having a  
 1311 radius of 332.00 feet and a central angle of  
 1312 20°43'35"; thence easterly along the arc of said  
 1313 curve, a distance of 120.10 feet to the point of  
 1314 reverse curvature of a curve to the right having a  
 1315 radius of 275.00 feet and a central angle of  
 1316 33°06'57"; thence easterly along the arc of said

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1317 curve, a distance of 158.94 feet to the end of said  
 1318 curve; thence S.57°58'54"E., along a line non-tangent  
 1319 to the last described curve, a distance of 261.63 feet  
 1320 to the point of curvature of a non-tangent curve to  
 1321 the right, of which the radius point lies  
 1322 S.67°23'34"W., a radial distance of 325.00 feet, said  
 1323 point being the POINT OF BEGINNING; thence along the  
 1324 arc, in a southerly direction, passing through a  
 1325 central angle of 05°27'58", an arc length of 31.01  
 1326 feet to the point of tangency of said curve; thence  
 1327 S.17°08'28"E., a distance of 477.41 feet; thence  
 1328 N.17°18'27"W., a distance of 508.37 feet to the POINT  
 1329 OF BEGINNING.  
 1330 Said tract contains 360 square feet or 0.01 acres,  
 1331 more or less.  
 1332 Less:  
 1333 DESCRIPTION: Special Warranty Deed - O.R. 2221, Page  
 1334 4411  
 1335 A tract of land lying in Section 27, Township 35  
 1336 South, Range 19 East, Manatee County, Florida and  
 1337 described as follows:  
 1338 Commence at the Northwest corner of said Section 27;  
 1339 thence S.89°29'32"E. along the north line of said  
 1340 Section 27, a distance of 56.31 feet to a point on the  
 1341 easterly line of Lorraine Road, a 120-foot wide public

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1342 right-of-way, also being the point of curvature of a  
 1343 non-tangent curve to the left, of which the radius  
 1344 point lies N.89°18'01"E., a radial distance of  
 1345 5,940.00 feet; thence southerly along the arc of said  
 1346 curve, through a central angle of 04°26'58", an arc  
 1347 length of 461.28 feet to the point of reverse  
 1348 curvature of a curve to the right having a radius of  
 1349 6,060.00 feet and a central angle of 05°31'12"; thence  
 1350 southerly along the arc of said curve, a distance of  
 1351 583.83 feet to the end of said curve, said point being  
 1352 the southwest corner of the Access Parcel as described  
 1353 in Official Record Book 1892, Page 750 of the Public  
 1354 Records of Manatee County, Florida; the following four  
 1355 (4) calls are along the southerly line of said Access  
 1356 Parcel; (1) thence S.89°37'46"E. along a line radial  
 1357 to the last described curve, a distance of 240.68  
 1358 feet; (2) thence S.40°36'26"E. a distance of 257.70  
 1359 feet; (3) thence S.81°04'26"E. a distance of 540.66  
 1360 feet; (4) thence S.49°05'50"E. a distance of 215.16  
 1361 feet; thence N.40°54'10"E., along the south line of  
 1362 said Access Parcel and the south line of Phase 1, as  
 1363 described in said Official Record Book 1892, Page 750,  
 1364 a distance of 462.14 feet to the POINT OF BEGINNING;  
 1365 the following two (2) calls are along the south line  
 1366 of said Phase 1; (1) thence continue N.40°54'10"E., a

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1367 distance of 193.89 feet; (2) thence N.69°00'00"E., a  
 1368 distance of 257.96 feet to the point of curvature of a  
 1369 non-tangent curve to the right, of which the radius  
 1370 point lies S.09°54'54"E., a radial distance of 268.00  
 1371 feet; thence easterly along the arc of said curve,  
 1372 through a central angle of 14°02'42", an arc length of  
 1373 65.70 feet to the point of reverse curvature of a  
 1374 curve to the left having a radius of 332.00 feet and a  
 1375 central angle of 20°43'35"; thence easterly along the  
 1376 arc of said curve, a distance of 120.10 feet to the  
 1377 point of reverse curvature of a curve to the right  
 1378 having a radius of 275.00 feet and a central angle of  
 1379 33°06'57"; thence easterly along the arc of said  
 1380 curve, a distance of 158.94 feet to the end of said  
 1381 curve; thence S.57°58'54"E., a distance of 261.63 feet  
 1382 to the northerly line of Country Club East Investors,  
 1383 LLC property, as recorded in Official Record Book  
 1384 2094, Page 2170, of said Public Records; thence  
 1385 S.17°18'27"E., along said northerly line, a distance  
 1386 of 43.59 feet; thence N.56°24'12"W., a distance of  
 1387 287.20 feet to the point of curvature of a non-tangent  
 1388 curve to the left, of which the radius point lies  
 1389 S.32°01'06"W., a radial distance of 32.50 feet; thence  
 1390 northwesterly along the arc of said curve, through a  
 1391 central angle of 17°15'45", an arc length of 9.79 feet



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1392 to the point of compound curvature of a curve to the  
 1393 left having a radius of 254.50 feet and a central  
 1394 angle of 31°21'08"; thence westerly along the arc of  
 1395 said curve, an arc length of 139.26 feet to the point  
 1396 of reverse curvature of a curve to the right having a  
 1397 radius of 352.50 feet and a central angle of  
 1398 09°54'31"; thence westerly along the arc of said  
 1399 curve, a distance of 60.96 feet to the point of  
 1400 reverse curvature of a curve to the left having a  
 1401 radius of 32.50 feet and a central angle of 37°05'48";  
 1402 thence southwesterly along the arc of said curve, a  
 1403 distance of 21.04 feet to the point of curvature of a  
 1404 non-tangent curve to the right, of which the radius  
 1405 point lies N.43°46'37"W., a radial distance of 212.50  
 1406 feet; thence westerly along the arc of said curve,  
 1407 through a central angle of 44°56'31", an arc length of  
 1408 166.68 feet to the point of reverse curvature of a  
 1409 curve to the left having a radius of 287.50 feet and a  
 1410 central angle of 50°15'44"; thence southwesterly along  
 1411 the arc of said curve, a distance of 252.21 feet to  
 1412 the point of tangency of said curve; thence  
 1413 S.40°54'10"W., a distance of 111.31 feet; thence  
 1414 N.49°05'50"W., a distance of 42.50 feet to the POINT  
 1415 OF BEGINNING.

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1416 Said tract contains 39,215 square feet or 0.9003  
 1417 acres, more or less.  
 1418 Less:  
 1419 Right-of-way for Lorraine Road;  
 1420 Section 34, Township 35 South, Range 19 East:  
 1421 All of Section 34, Township 35 South, Range 19 East,  
 1422 lying easterly of the east right-of-way line of  
 1423 Lorraine Road;  
 1424 Less:  
 1425 Premises described in Special Warranty Deed to The  
 1426 School Board of Manatee County, recorded in Official  
 1427 Record Book 1959, Page 2350 Public Records of Manatee  
 1428 County, Florida; (School Site J)  
 1429 Less:  
 1430 Premises described in Special Warranty Deed to the  
 1431 Diocese of Venice, recorded in Official Record Book  
 1432 1532, Page 5848, Less and except premises described in  
 1433 Special Warranty Deed to Schroeder-Manatee Ranch,  
 1434 Inc., recorded in Official Record Book 1928, Page 3242  
 1435 of said Public Records:  
 1436 Less:  
 1437 Premises described in Special Warranty Deed to the  
 1438 Diocese of Venice, recorded in Official Record Book  
 1439 1928, Page 3248 Public Records of Manatee County,  
 1440 Florida;

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1441 Less:  
 1442 Premises described in Corrective Warranty Deed to  
 1443 Harvest United Methodist Church, Inc., recorded in  
 1444 Official Record Book 1747, Page 777 of said Public  
 1445 Records:  
 1446 Less:  
 1447 Premises described in Corrective Special Warranty Deed  
 1448 to Cornerstone Presbyterian Church of Sarasota, Inc.,  
 1449 recorded in Official Record Book 1655, Page 5526 of  
 1450 said Public Records and being more particularly  
 1451 described as follows:  
 1452 Description: Cornerstone Presbyterian Church of  
 1453 Sarasota, Inc. - OR 1655, Page 5526  
 1454 Commence at the Southwest corner of Section 34,  
 1455 Township 35 S, Range 19 E, thence S 89°58'32" E along  
 1456 the Southerly line of said Section 34 (same being the  
 1457 County line), a distance of 618.97 feet to the  
 1458 intersection with the centerline of "Lorraine Road"  
 1459 (120 feet wide); thence N 00°01'28" E along the  
 1460 centerline of said "Lorraine Road", 1020.28 feet;  
 1461 thence S 89°58'32" E, perpendicular with said  
 1462 centerline, a distance of 60.00 feet to the  
 1463 intersection with the Easterly line of said "Lorraine  
 1464 Road" for a Point of Beginning; thence N00°01'28" E,  
 1465 along said Easterly line, a distance of 382.49 feet to

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1466 the P.C. of a curve concave to the West, having a  
 1467 radius of 10560.00 feet; thence run Northerly along  
 1468 said Easterly line and the arc of said curve, through  
 1469 a central angle of 01°56'28", a distance of 357.76  
 1470 feet to the P.R.C. of a curve concave to the  
 1471 Southeast, having a radius of 50.00 feet; thence  
 1472 leaving said Easterly line, run Northeasterly along  
 1473 the arc of said curve, through a central angle of  
 1474 90°00'00", a distance of 78.54 feet to the P.T. of  
 1475 said curve; thence N 88°05'00"E 446.97 feet; thence S  
 1476 00°01'28" W 806.99 feet; thence N 89°58'32" W a  
 1477 distance of 488.93 feet to the Point of Beginning.  
 1478 Being and lying in Section 34, Township 35 S, Range 19  
 1479 E, Manatee County, Florida.  
 1480 Section 35, Township 35 South, Range 19 East:  
 1481 All of Section 35, Township 35 South, Range 19 East;  
 1482 Section 36, Township 35 South, Range 19 East:  
 1483 All of Section 36, Township 35 South, Range 19 East;  
 1484 Section 1, Township 36 South, Range 19 East:  
 1485 All of Section 1, Township 36 South, Range 19 East;  
 1486 Section 2, Township 36 South, Range 19 East:  
 1487 All of Section 2, Township 36 South, Range 19 East;  
 1488 Section 3, Township 36 South, Range 19 East:  
 1489 All of Section 3, Township 36 South, Range 19 East;  
 1490 Less:

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1491 Premises described in Special Warranty Deed to Polo  
 1492 Ranches of Sarasota, Inc., recorded in Official Record  
 1493 Book 2602, Page 702 of the Public Records of Sarasota  
 1494 County, Florida;  
 1495 Less:  
 1496 Premises described in Special Warranty Deed to Polo  
 1497 Ranches of Sarasota, Inc., recorded in Official  
 1498 Instrument Number 2000076164 of the Public Records of  
 1499 Sarasota County, Florida;  
 1500 Section 4, Township 36 South, Range 19 East:  
 1501 All of Section 4, Township 36 South, Range 19 East;  
 1502 Less:  
 1503 Premises described in Special Warranty Deed to Polo  
 1504 Ranches of Sarasota, Inc., recorded in Official Record  
 1505 Book 2602, Page 702 of the Public Records of Sarasota  
 1506 County, Florida;  
 1507 Less:  
 1508 A portion of Premises described in Warranty Deed to  
 1509 Out-of-Door Academy of Sarasota, Inc., recorded in  
 1510 Official Record Book 2858, Page 189 of the Public  
 1511 Records of Sarasota County, Florida  
 1512 Section 5, Township 36 South, Range 19 East:  
 1513 That portion of Section 5, Township 36 South, Range 19  
 1514 East, lying east of premises described in Warranty  
 1515 Deed to Out-of-Door Academy of Sarasota, Inc.,

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1516 recorded in Official Record Book 2858, Page 189 of the  
 1517 Public Records of Sarasota County, Florida;  
 1518 Also:  
 1519 That portion of Section 5, Township 36 South, Range 19  
 1520 East, lying southerly of the following described  
 1521 properties:  
 1522 Premises described in Warranty Deed to Out-of-Door  
 1523 Academy of Sarasota, Inc., recorded in Official Record  
 1524 Book 2858, Page 189 of the Public Records of Sarasota  
 1525 County, Florida  
 1526 Lakewood Ranch Corporate Park, Unit 3C, recorded in  
 1527 Plat Book 43, Page 34, Public Records of Sarasota  
 1528 County, Florida;  
 1529 Lakewood Ranch Corporate Park, Unit 3B, recorded in  
 1530 Plat Book 42, Page 30, Public Records of Sarasota  
 1531 County, Florida;  
 1532 Lakewood Ranch Corporate Park, Unit 3A, recorded in  
 1533 Plat Book 41, Page 19, Public Records of Sarasota  
 1534 County, Florida;  
 1535 Lakewood Ranch Corporate Park, Unit 1, recorded in  
 1536 Plat Book 38, Page 26, Public Records of Sarasota  
 1537 County, Florida;  
 1538 Lakewood Ranch Corporate Park, Unit 4, Phase 1,  
 1539 recorded in Plat Book 43, Page 22, Public Records of  
 1540 Sarasota County, Florida;

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1541 Section 6, Township 36 South, Range 19 East:  
 1542 That portion of Section 6, Township 36 South, Range 19  
 1543 East, lying east of the right-of-way of Interstate 75  
 1544 and south of the following described properties:  
 1545 Lakewood Ranch Corporate Park, Unit 4, Phase 1,  
 1546 recorded in Plat Book 43, Page 22, Public Records of  
 1547 Sarasota County, Florida;  
 1548 Lakewood Ranch Corporate Park, Unit 4, recorded in  
 1549 Plat Book 40, Page 37, Public Records of Sarasota  
 1550 County, Florida;  
 1551 Lakewood Ranch Corporate Park, Unit 6, Phase 2,  
 1552 recorded in Plat Book 42, Page 23, Public Records of  
 1553 Sarasota County, Florida;  
 1554 Less:  
 1555 Premises described in Corporate Warranty Deed to  
 1556 Sarasota County, recorded in Official Record  
 1557 Instrument Number 2002146329, Public Records of  
 1558 Sarasota County, Florida;  
 1559 Section 7, Township 36 South, Range 19 East:  
 1560 That portion of Section 7, Township 36 South, Range 19  
 1561 East, lying east of the right-of-way of Interstate 75;  
 1562 Less:  
 1563 Premises described in Warranty Deed to Sarasota  
 1564 County, recorded in Official Instrument Number

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1565 | 2004118447, Public Records of Sarasota County,  
 1566 | Florida;  
 1567 | Less:  
 1568 | Premises described in Corporate Warranty Deed to  
 1569 | Sarasota County, recorded in Official Record Book  
 1570 | 2880, Page 1528, Public Records of Sarasota County,  
 1571 | Florida;  
 1572 | Section 8, Township 36 South, Range 19 East:  
 1573 | All of Section 8, Township 36 South, Range 19 East;  
 1574 | Less:  
 1575 | Premises described in Special Warranty Deed to Florida  
 1576 | Power & Light Company, recorded in Official Record  
 1577 | Book 2848, Page 77, Public Records of Sarasota County,  
 1578 | Florida;  
 1579 | Section 9, Township 36 South, Range 19 East:  
 1580 | All of Section 9, Township 36 South, Range 19 East;  
 1581 | Section 10, Township 36 South, Range 19 East:  
 1582 | All of Section 10, Township 36 South, Range 19 East;  
 1583 | Section 11, Township 36 South, Range 19 East:  
 1584 | All of Section 11, Township 36 South, Range 19 East;  
 1585 | Section 12, Township 36 South, Range 19 East:  
 1586 | All of Section 12, Township 36 South, Range 19 East;  
 1587 | Section 15, Township 36 South, Range 19 East:  
 1588 | DESCRIPTION: FERNANDEZ TO SCHROEDER-MANATEE RANCH,  
 1589 | INC. (O.R. 2508, Page 1392)



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1590 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST  
 1591 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36  
 1592 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS  
 1593 FOLLOWS:  
 1594 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4  
 1595 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 S.,  
 1596 RANGE 19 E., SAME BEING THE NORTHEAST CORNER OF SAID  
 1597 SECTION 15; THENCE N 89°32'01" W, ALONG THE NORTH LINE  
 1598 OF SAID SECTION 15, A DISTANCE OF 1022.06 FT. FOR A  
 1599 POINT OF BEGINNING: THENCE CONTINUE N 89°32'01" W,  
 1600 ALONG SAID NORTH LINE, 150.01 FT.; THENCE S 00°09'44"  
 1601 E, A DISTANCE OF 695.18 FT. TO THE P.C. OF A CURVE  
 1602 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00  
 1603 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID  
 1604 CURVE, THROUGH A CENTRAL ANGLE OF 29°37'26", A  
 1605 DISTANCE OF 659.22 FT. TO THE INTERSECTION WITH THE  
 1606 SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
 1607 OF SAID SECTION 15; THENCE S 89°50'22" E, ALONG SAID  
 1608 SOUTH LINE, A DISTANCE OF 176.75 FT.; THENCE N  
 1609 32°55'31" W, A DISTANCE OF 26.67 FT. TO THE P.C. OF A  
 1610 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF  
 1611 1125.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC  
 1612 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°45'47", A  
 1613 DISTANCE OF 643.30 FT. TO THE P.T. OF SAID CURVE;  
 1614 THENCE N 00°09'44" W, A DISTANCE OF 693.53 FT. TO THE

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1615 POINT OF BEGINNING, BEING AND LYING IN THE NORTHEAST  
 1616 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36  
 1617 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA.  
 1618 PARCEL CONTAINS 4.6786 ACRES, MORE OR LESS.  
 1619 Also:  
 1620 DESCRIPTION: FERLISE TO SCHROEDER-MANATEE RANCH, INC.  
 1621 (O.R. 2508, PAGE 1388)  
 1622 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE SOUTHEAST  
 1623 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF  
 1624 SECTION 15, TOWNSHIP 36 S., RANGE 19 E., BEING MORE  
 1625 PARTICULARLY DESCRIBED AS FOLLOWS:  
 1626 COMMENCE AT THE NORTHEAST CORNER OF SECTION 15,  
 1627 TOWNSHIP 36 S., RANGE 19 E., THENCE S 00°10'42" W,  
 1628 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF  
 1629 1318.21 FT. TO THE NORTHEAST CORNER OF THE SOUTHEAST  
 1630 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N  
 1631 89°50'22" W, ALONG THE NORTH LINE OF SAID SOUTHEAST  
 1632 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 820.77 FT. FOR  
 1633 A POINT OF BEGINNING: THENCE S 32°55'31" E, A DISTANCE  
 1634 OF 595.82 FT. TO THE P.C. OF A CURVE CONCAVE TO THE  
 1635 SOUTHWEST, HAVING A RADIUS OF 3075.00 FT.; THENCE RUN  
 1636 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A  
 1637 CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 577.64 FT.  
 1638 TO THE P.T. OF SAID CURVE; THENCE S 22°09'44" E, A  
 1639 DISTANCE OF 208.25 FT. TO THE P.C. OF A CURVE CONCAVE

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1640 TO THE SOUTHWEST, HAVING A RADIUS OF 2075.00 FT.;

1641 THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE,

1642 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF

1643 784.41 FT. TO THE P.T. OF SAID CURVE AND THE

1644 INTERSECTION WITH THE EAST LINE OF SECTION 15,

1645 TOWNSHIP 36 S., RANGE 19 E.; THENCE S 00°30'10" E,

1646 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF

1647 1986.51 FT. TO THE SOUTHEAST CORNER OF SAID SECTION

1648 15; THENCE S 89°10'27" W, ALONG THE SOUTH LINE OF SAID

1649 SECTION 15, 150.04 FT.; THENCE N 00°33'44" E, 2.24

1650 FT.; THENCE N 00°30'10" W, PARALLEL WITH THE EAST LINE

1651 OF SAID SECTION 15 AND 150.0 FT. WESTERLY THEREFROM A

1652 DISTANCE OF 1985.11 FT. TO THE P.C. OF A CURVE CONCAVE

1653 TO THE SOUTHWEST, HAVING A RADIUS OF 1925.00 FT.;

1654 THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE,

1655 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF

1656 727.70 FT. TO THE P.T. OF SAID CURVE; THENCE N

1657 22°09'44" W, A DISTANCE OF 208.25 FT. TO THE P.C. OF A

1658 CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF

1659 2925.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC

1660 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A

1661 DISTANCE OF 549.46 FT. TO THE P.T. OF SAID CURVE;

1662 THENCE N 32°55'31" W, A DISTANCE OF 622.48 FT. TO THE

1663 P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A

1664 RADIUS OF 1275.00 FT.; THENCE RUN NORTHWESTERLY, ALONG

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1665 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  
 1666 03°08'21", A DISTANCE OF 69.85 FT. TO THE INTERSECTION  
 1667 WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE  
 1668 NORTHEAST 1/4 OF SAID SECTION 15; THENCE S 89°50'22"  
 1669 E, ALONG SAID NORTH LINE, A DISTANCE OF 176.75 FT. TO  
 1670 THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15,  
 1671 TOWNSHIP 36 S., RANGE 19E., SARASOTA COUNTY, FLORIDA.  
 1672 PARCEL CONTAINS 14.3223 ACRES, MORE OR LESS.  
 1673 Section 22, Township 36 South, Range 19 East:  
 1674 DESCRIPTION: ANDREWS TO SCHROEDER-MANATEE RANCH, INC.  
 1675 (O.R. 2508, PAGE 1384)  
 1676 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST  
 1677 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36  
 1678 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS  
 1679 FOLLOWS:  
 1680 COMMENCE AT THE NORTHEAST CORNER OF SECTION 22,  
 1681 TOWNSHIP 36 S., RANGE 19 E. FOR A POINT OF BEGINNING:  
 1682 THENCE S 00°33'44" W, ALONG THE EAST LINE OF SAID  
 1683 SECTION 22, A DISTANCE OF 1126.17 FT. TO THE NORTHEAST  
 1684 CORNER OF THAT CERTAIN 52.0 FT. WIDE PARCEL OF LAND  
 1685 KNOWN AS "PARCEL 161". AS DESCRIBED AND RECORDED IN  
 1686 CHANCERY BOOK 3, PAGE 206 THROUGH 242, PUBLIC RECORDS  
 1687 OF SARASOTA COUNTY, FLORIDA; THENCE N 89°26'16" W,  
 1688 ALONG THE NORTHERLY LINE OF SAID "PARCEL 161", A  
 1689 DISTANCE OF 52.00 FT. TO THE NORTHWEST CORNER OF SAID

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1690 "PARCEL 161"; THENCE S 00°33'44" W, ALONG THE WESTERLY  
 1691 LINE OF SAID "PARCEL 161", PARALLEL WITH THE EAST LINE  
 1692 OF SAID SECTION 22 AND 52.0 FT. WESTERLY THEREFROM, A  
 1693 DISTANCE OF 135.20 FT. TO THE INTERSECTION WITH THE  
 1694 NORTHERLY R/W OF STATE ROAD NO. 780 (FRUITVILLE ROAD)  
 1695 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION R/W  
 1696 MAPS SECTION 17040-2501 (SARASOTA COUNTY ROAD PLAT  
 1697 BOOK 2, PAGE 7F); SAID POINT BEING ON THE ARC OF A  
 1698 CURVE WHOSE RADIUS POINT LIES S 00°03'33" E, 17221.74  
 1699 FT.; THENCE RUN WESTERLY, ALONG SAID NORTHERLY R/W AND  
 1700 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  
 1701 00°19'33.8", A DISTANCE OF 98.01 FT.; THENCE N  
 1702 00°33'44" E, PARALLEL WITH THE EAST LINE OF SAID  
 1703 SECTION 22 AND 150.0 FT. WESTERLY THEREFROM, A  
 1704 DISTANCE OF 1259.08 FT. TO THE INTERSECTION WITH THE  
 1705 NORTH LINE OF SAID SECTION 22; THENCE N 89°10'27" E,  
 1706 ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF  
 1707 150.04 FT. TO THE POINT OF BEGINNING, BEING AND LYING  
 1708 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION  
 1709 22, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY,  
 1710 FLORIDA.  
 1711 PARCEL CONTAINS 4.1774 ACRES, MORE OR LESS.  
 1712 Section 5, Township 36 South, Range 20 East:  
 1713 The south half of Section 5, Township 36 South, Range  
 1714 20 East;

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1715 Section 6, Township 36 South, Range 20 East:  
 1716 All of Section 6, Township 36 South, Range 20 East;  
 1717 Section 7, Township 36 South, Range 20 East:  
 1718 All of Section 7, Township 36 South, Range 20 East;  
 1719 Section 8, Township 36 South, Range 20 East:  
 1720 All of Section 8, Township 36 South, Range 20 East;  
 1721 Less:  
 1722 A strip of land 50-feet wide, described as beginning  
 1723 at the southwest corner of Section 8, Township 36  
 1724 South, Range 20 East, thence South 87°10'13" East,  
 1725 511.24 feet for POINT OF BEGINNING; thence North  
 1726 42°59'05" West to a point lying 50 feet north of the  
 1727 south line of Section 8; thence easterly along a line  
 1728 parallel to and 50 feet north of, the south line of  
 1729 Section 8 to a point lying 529.3 feet west of the east  
 1730 line of said Section 8; thence southwesterly 70.7 feet  
 1731 to point on south line of Section 8, lying 600 feet  
 1732 westerly of the southeast corner of Section 8; thence  
 1733 westerly along the south section line of said Section  
 1734 8 to the POINT OF BEGINNING, lying and being in  
 1735 Section 8, Township 36 South, Range 20 East, Sarasota  
 1736 County, Florida.  
 1737 Section 5, Township 35 South, Range 20 East; (Tax  
 1738 Parcel 303815005, 304600059 & 304700008)  
 1739

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1740 TRACTS 43, 44, 45 AND 46 IN SEC 5, TOGETHER WITH E1/2  
 1741 OF PLATTED R/W LYING W OF TRACTS 43 & 44; AND THE N1/2  
 1742 OF PLATTED R/W LYING S OF TRACTS 44, 45 & 46, ABOVE  
 1743 DESCRIBED TRACTS & R/W'S VACATED BY RESOLUTION #R-94-  
 1744 06-V RECORDED IN OR1436 PG1116, ARMITAGE TRACT  
 1745 TOGETHER WITH AND SUBJECT TO A DRAINAGE EASEMENT  
 1746 DESCRIBED AS FOLLOWS: THE N 50 FT OF THE S 623 FT OF  
 1747 THE E 1700 FT OF THE W 3/4 OF THE NW 1/4 OF SD SEC 5  
 1748 (1426/822) PI#3038.1500/5

1749  
 1750 Also:

1751  
 1752 TRACTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21,  
 1753 22, 23, 24 TOGETHER WITH E1/2 OF PLATTED R/W LYING W  
 1754 OF TRACTS 9 THRU 16; AND S1/2 OF PLATTED R/W LYING N  
 1755 OF TRACT 9 & N C OF THE W1/2 OF TRACT 24; AND THE N1/2  
 1756 OF PLATTED R/W LYING S OF TRACTS 16 & 17, ABOVE  
 1757 DESCRIBED TRACTS & R/W VACATED BY RESOLUTION #R-94-06-  
 1758 V RECORDED IN OR1436 PG1116 WATERBURY GRAPEFRUIT  
 1759 TRACTS;

1760  
 1761 Also:

1762  
 1763 TRACT 20 WATERBURY GRAPEFRUIT TRACTS (1426/819) NOW  
 1764 VACATED, BY RESOLUTION #R-94-06-V RECORDED IN OR1436

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1765 | PG1116. PI#3047.0000/8

1766 |

1767 | Section 6, Township 35 South, Range 20 East; (Tax

1768 | Parcel 305915059)

1769 |

1770 | TRACTS 1 THRU 32, LESS THE E 200.0 FT OF TRACTS 29,

1771 | 30, 31, & 32; ALSO LESS A PORTION OF SD TRACT 1

1772 | CONVEYED TO THE STATE OF FLORIDA, BOARD OF TRUSTEES OF

1773 | INTERNAL IMPROVEMENT TRUST FUND AS DESCRIBED AS:

1774 | COMMENCING AT THE NW CORNER OF SEC 6, TOWNSHIP 35S,

1775 | RANGE 20E, RUN 315 FT S, THENCE 300 FT E, THENCE 315

1776 | FT N, THENCE 300 FT W. CONTAINING 2.17 AC M/L

1777 | (963/346) AND LESS R/W FOR SR 64;

1778 |

1779 | Also:

1780 |

1781 | TRACTS 37 THRU 56, WATERBURY GRAPEFRUIT TRACTS, AS PER

1782 | PLAT THEREOF REC IN PB 2 PG 37;

1783 |

1784 | Also:

1785 |

1786 | TRACTS 40, 41 AND 42 OF ARMITAGE TRACT, AS PER PLAT

1787 | THEREOF REC IN PB 1 PG 316 (1426/822)

1788 |

1789 | TOGETHER WITH: THE PLATTED R/W LYING E OF TRACTS 17



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1790 THRU 28 & W OF TRACTS 37 THRU 48; AND THE PLATTED R/W  
 1791 LYING N OF TRACTS 9, 24, 41 & 56 & S OF TRACTS 8, 25 &  
 1792 40 WATERBURY GRAPEFRUIT TRACTS & S OF TRACTS 40 & 42  
 1793 ARMITAGE TRACT; ALSO THE N1/2 OF PLATTED R/W LYING S  
 1794 OF TRACTS 16, 17, 48 & 49 WATERBURY GRAPEFRUIT TRACTS;  
 1795 AND THE W1/2 OF PLATTED R/W LYING E OF TRACTS 49 THRU  
 1796 56 WATERBURY GRAPEFRUIT TRACTS & E OF TRACTS 41 & 42  
 1797 ARMITAGE TRACTS; ABOVE DESCRIBED TRACTS & R/W'S  
 1798 VACATED BY RESO # R-94-06-V REC IN OR 1436 PG 1116;

1799  
 1800 LESS:

1801  
 1802 OR 2532/0871 DESCRIBED AS: PARCEL 501: A PARCEL OF  
 1803 LAND LOCATED IN SEC 6 TOWNSHIP 35S RANGE 20E, MANATEE  
 1804 COUNTY FL AND BEING MORE PART DESCRIBED AS FOLLOWS:  
 1805 COMMENCE AT THE NW CORNER OF SEC 6, TOWNSHIP 35S RANGE  
 1806 20E; THENCE S 00 DEG 01 MIN 30 SEC E ALNG THE W LN OF  
 1807 SD SEC 6 A DIST OF 50 FT TO THE INTERSECTION WITH THE  
 1808 SLY R/W OF SR 64 AS SHOWN ON THE FDOT R/W MAP SEC  
 1809 1305-250; THENCE S 89 DEG 22 MIN 30 SEC E ALNG THE SD  
 1810 SLY R/W A DIST OF 663.84 FT TO THE POB OF THE  
 1811 DESCRIBED PARCEL; THENCE CONTINUE S 89 DEG 22 MIN 30  
 1812 SEC E ALNG THE SD SLY R/W A DIST OF 580 FT; THENCE S  
 1813 00 DEG 37 MIN 30 SEC W A DIST OF 17 FT; THENCE N 89  
 1814 DEG 22 MIN 30 SEC W PARALLEL WITH & 17 FT SLY OF, THE

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1815 | SD SLY R/W A DIST OF 580 FT; THENCE N 00 DEG 37 MIN 30  
 1816 | SEC E A DIST OF 17 FT TO THE POB;  
 1817 |  
 1818 | LESS:  
 1819 |  
 1820 | Premises conveyed in Official Record Book 1506, Page  
 1821 | 5177 of the Public Records of Manatee County, Florida.  
 1822 |  
 1823 | Section 7, Township 35 South, Range 20 East; (Tax  
 1824 | Parcel 306800059 & 306700006)  
 1825 |  
 1826 | TRACTS 1 THRU 64 LESS TRACT 32 WATERBURY GRAPEFRUIT  
 1827 | TRACTS (1426/819)  
 1828 |  
 1829 | TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING N OF  
 1830 | TRACT 1, 33 & 64; THE E1/2 OF PLATTED R/W LYING W OF  
 1831 | TRACT 33; THE PLATTED R/W LYING E OF TRACT 17 THRU 31  
 1832 | & W OF TRACTS 34 THRU 48; THE PLATTED R/W LYING N OF  
 1833 | TRACTS 9, 24, 41 & 56 & S OF TRACTS 8, 25, 40 & 57;  
 1834 | THE W1/2 OF PLATTED R/W LYING E OF TRACTS 57 THRU 64;  
 1835 | AND THE N1/2 OF PLATTED R/W LYING S OF TRACTS 16, 17,  
 1836 | 48 & 49, WATERBURY GRAPEFRUIT TRACTS, ABOVE DESCRIBED  
 1837 | TRACTS & R/W'S VACATED BY RESO #R-94-06-V RECORDED IN  
 1838 | OR1436 PG1116; LESS THAT PART INCLUDED IN OR 2537/1315  
 1839 | DESCRIBED AS: COMMENCE AT THE NW CORNER OF SEC 6

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1840 TOWNSHIP 35S RANGE 20E; THENCE S 00 DEG 12 MIN 39 SEC  
 1841 W, ALNG THE W LN OF SD SEC 6, A DIST OF 2641.15 FT TO  
 1842 THE W1/4 CORNER OF SD SEC 6; THENCE S 00 DEG 13 MIN 29  
 1843 SEC W, ALNG SD W LINE, A DIST OF 99.32 FT; THENCE S 89  
 1844 DEG 46 MIN 31 SEC E, PERPENDICULAR WITH W LINE, A DIST  
 1845 OF 3584.84 FT FOR A POB; THENCE S 64 DEG 13 MIN 03 SEC  
 1846 E, 1936.96 FT; THENCE S 09 DEG 58 MIN 13 SEC E, 31.33  
 1847 FT; THENCE S 17 DEG 01 MIN 29 SEC W, 126.62 FT; THENCE  
 1848 S 24 DEG 19 MIN 44 SEC W, 473.48 FT; THENCE S 23 DEG  
 1849 51 MIN 26 SEC W, 1482.31 FT; THENCE S 24 DEG 33 MIN 01  
 1850 SEC W, 258.76 FT; THENCE S 23 DEG 07 MIN 08 SEC W,  
 1851 541.89 FT; THENCE S 22 DEG 49 MIN 34 SEC W, 704.57 FT;  
 1852 THENCE S 24 DEG 52 MIN 37 SEC W, 571.35 FT; THENCE N  
 1853 69 DEG 30 MIN 08 SEC W, 482.12 FT; THENCE N 69 DEG 49  
 1854 MIN 41 SEC W, 279.36 FT; THENCE N 69 DEG 51 MIN 48 SEC  
 1855 W, 841.32 FT; THENCE N 68 DEG 51 MIN 40 SEC W, 154.70  
 1856 FT; THENCE N 24 DEG 42 MIN 02 SEC W, 60.34 FT; THENCE  
 1857 N 04 DEG 36 MIN 06 SEC W, 151.31 FT; THENCE N 02 DEG  
 1858 25 MIN 05 SEC E, 406.94 FT; THENCE N 27 DEG 39 MIN 16  
 1859 SEC E, 1688.19 FT; THENCE N 23 DEG 56 MIN 52 SEC E,  
 1860 1888.23 FT; THENCE N 13 DEG 33 MIN 32 SEC E, 192.53  
 1861 FT; THENCE N 11 DEG 49 MIN 10 SEC W A DIST OF 53.10 TO  
 1862 THE POB, BEING & LYING IN SEC 5, 6 & 7 TOWNSHIP 35S  
 1863 RANGE 20E PI#3068.0005/9  
 1864

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1865 | Also:  
 1866 |  
 1867 | TRACT 32 TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING  
 1868 | N OF TRACT 32; AND THE W1/2 OF PLATTED R/W LYING E OF  
 1869 | TRACT 32, WATERBURY GRAPEFRUIT TRACTS, ABOVE TRACT &  
 1870 | R/W'S VACATED BY RESOLUTION #R-94-06-V RECORDED IN  
 1871 | OR1436 PG1116. PI#3067.0000/6  
 1872 |  
 1873 | Section 8, Township 35 South, Range 20 East; (Tax  
 1874 | Parcel 307000000)  
 1875 |  
 1876 | TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30,  
 1877 | 31, 32 WATERBURY GRAPEFRUIT TRACTS (1426/819)  
 1878 |  
 1879 | TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING N OF  
 1880 | TRACTS 1 & 32; AND THE E1/2 OF PLATTED R/W LYING W OF  
 1881 | TRACTS 1 THRU 8 WATERBURY GRAPEFRUIT TRACTS, ABOVE  
 1882 | DESCRIBED TRACTS & R/W'S VACATED BY RESO #R-94-06-V  
 1883 | RECORDED IN OR1436 PG1116. PI#3070.0000/0  
 1884 |  
 1885 | Section 17, Township 35 South, Range 20 East; (Tax  
 1886 | Parcel 319000006)  
 1887 |  
 1888 | TRACTS 2 THRU 31, WATERBURY GRAPEFRUIT TRACTS  
 1889 | (1426/819)

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1890  
 1891 TOGETHER WITH: THE PLATTED R/W LYING S OF TRACTS 8 &  
 1892 25 & N OF TRACTS 9 & 24; AND THE E1/2 OF PLATTED R/W  
 1893 LYING W OF TRACTS 2 THRU 16 WATERBURY GRAPEFRUIT  
 1894 TRACTS; ABOVE TRACTS & R/W VACATED BY RESO #R-94-06-V  
 1895 REC IN OR1436 PG1116 PI#3190.0000/6  
 1896  
 1897 Section 18, Township 35 South, Range 20 East; (Tax  
 1898 Parcel 319800009)  
 1899  
 1900 TRACTS 1 TO 64 INCL WATERBURY GRAPEFRUIT TRACTS  
 1901 (1426/819)  
 1902  
 1903 TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING N OF  
 1904 TRACTS 1, 32, 33 & 64; THE PLATTED R/W LYING E OF  
 1905 TRACTS 17 THRU 32 & W OF TRACTS 33 THRU 48; THE  
 1906 PLATTED R/W LYING S OF TRACTS 8, 25, 40 & 57 & N OF  
 1907 TRACTS 9, 24, 41 & 56; ALSO THE W1/2 OF PLATTED R/W  
 1908 LYING E OF TRACTS 49 THRU 63 WATERBURY GRAPEFRUIT  
 1909 TRACTS; ABOVE TRACTS & R/W'S VACATED BY RESOLUTION #R-  
 1910 94-06-V RECORDED IN OR1436 PG1116 PI#3198.000/9  
 1911  
 1912 CONTAINING A TOTAL AREA OF 25,605 ~~23,302~~ ACRES, PLUS  
 1913 OR MINUS.  
 1914 Section 2. In the election provided for in section 3, each

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1915 | assessable acre or fraction thereof present in person or by  
1916 | proxy shall be counted as one vote pursuant to section 5(2)(b)  
1917 | of chapter 2005-338, Laws of Florida.

1918 |       Section 3. This section and section 2 shall take effect  
1919 | upon this act becoming a law, and section 1 shall take effect  
1920 | upon approval by a majority vote of the owners of land within  
1921 | the area described in section 1, who are not exempt from ad  
1922 | valorem taxes or non-ad valorem assessments and who are present  
1923 | in person or by proxy at a landowners' meeting to be held within  
1924 | 90 days after the effective date of this act. Such landowners'  
1925 | meeting shall be noticed as provided in section 5(2)(a) of  
1926 | chapter 2005-338, Laws of Florida.