

ENROLLED

HB 1103

2022 Legislature

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An act relating to the North River Ranch Improvement Stewardship District, Manatee County; amending ch. 2020-191, Laws of Florida; revising boundaries of the district; providing an effective date.

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

Section 1. Section 4 of section 1 of chapter 2020-191, Laws of Florida, is amended to read:

Section 4. Formation; boundaries.—The North River Ranch Improvement Stewardship District, an independent special district, is created and incorporated in Manatee County and shall embrace and include the territory described as:

MORGAN'S GLEN PARCEL:

BEGIN AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION 30, S.00°06'50"W., FOR 540.98 FEET TO A LINE BEING 50 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF A SCL RAILROAD RIGHT OF WAY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 1, BLOCK 1, MANATEE RIVER FARMS AS RECORDED IN PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS

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26 OF MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID LINE,
 27 S.73°37'59"W., 670.12 FEET; THENCE N.00°06'17"E., FOR
 28 412.91 FEET; THENCE N.01°49'12"W., FOR 315.39 FEET TO
 29 THE SOUTH LINE OF SAID SECTION 19; THENCE, LEAVING
 30 SAID SOUTH LINE, N.00°34'28"W., FOR 441.76 FEET;
 31 THENCE N.01°53'22"E., FOR 220.56 FEET; THENCE
 32 S.89°53'31"W., FOR 858.88 FEET; THENCE S.84°33'13"W.,
 33 FOR 104.29 FEET; THENCE S.76°54'28"W., FOR 377.88
 34 FEET; THENCE N.00°07'22"W., FOR 1,708.90 FEET TO THE
 35 SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD;
 36 THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE,
 37 S.89°15'16"E., FOR 1,980.23 FEET TO THE EAST LINE OF
 38 SAID SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF
 39 SAID SECTION 20; THENCE, CONTINUE ALONG SAID SOUTH
 40 RIGHT OF WAY LINE, S.88°55'05"E., 666.19 FEET; THENCE,
 41 LEAVING SAID SOUTH RIGHT OF WAY LINE, S00°06'09"E.,
 42 FOR 397.02 FEET; THENCE S.89°16'25"E., FOR 135.94
 43 FEET; THENCE S.88°59'12"E., FOR 121.89 FEET; THENCE
 44 S.81°46'46"E., FOR 200.24 FEET; THENCE S.89°10'18"E.,
 45 FOR 210.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4
 46 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE, ALONG
 47 SAID EAST LINE, S.00°04'54"E., FOR 673.99 FEET TO THE
 48 SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
 49 SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST
 50 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE,

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51 ALONG SAID LINE, N.89°31'56"W., FOR 665.68 FEET;
 52 THENCE, LEAVING SAID LINE, S.00°06'09"E., FOR 467.45
 53 FEET; THENCE N.89°51'11"E., FOR 59.49 FEET; THENCE
 54 S.00°06'09"E., FOR 663.67 FEET TO THE SOUTH LINE OF
 55 SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE
 56 COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE,
 57 S.89°51'11"W., FOR 724.73 FEET TO THE POINT OF
 58 BEGINNING.

59
 60 LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY BEING MORE
 61 PARTICULARLY DESCRIBED AS FOLLOWS:

62
 63 A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD
 64 BOOK 2066, PAGE 3027, PUBLIC RECORDS OF MANATEE
 65 COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 30, TOWNSHIP
 66 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA,
 67 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

68
 69 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
 70 THENCE SOUTH 86°58'46" WEST, ALONG THE SOUTH LINE OF
 71 THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF
 72 537.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH
 73 00°13'25" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON
 74 A CURVE TO THE RIGHT; THENCE SOUTHERLY 171.21 FEET
 75 ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00

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76 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD
 77 BEARING AND DISTANCE OF SOUTH 05°55'36" WEST 170.93
 78 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE
 79 SOUTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE,
 80 HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF
 81 11°30'27", AND A CHORD BEARING AND DISTANCE OF SOUTH
 82 05°52'34" WEST 148.38 FEET; THENCE SOUTH 00°07'20"
 83 WEST, A DISTANCE OF 359.62 FEET TO THE NORTH RIGHT OF
 84 WAY LINE OF FP & L RAILROAD; THENCE ALONG SAID NORTH
 85 RIGHT OF WAY LINE, SOUTH 73°37'35" WEST, A DISTANCE OF
 86 77.06 FEET; THENCE NORTH 01°01'42" WEST, A DISTANCE OF
 87 694.96 FEET; THENCE NORTH 00°13'25" EAST, A DISTANCE
 88 OF 724.64 FEET TO A POINT ON A CURVE TO THE LEFT;
 89 THENCE NORTHERLY 205.25 FEET ALONG THE ARC OF SAID
 90 CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE
 91 OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF
 92 NORTH 10°16'36" WEST 204.10 FEET; THENCE NORTH
 93 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT
 94 ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 211.09
 95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF
 96 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD
 97 BEARING AND DISTANCE OF NORTH 27°12'36" WEST 210.65
 98 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE
 99 NORTHERLY 622.42 FEET ALONG THE ARC OF SAID CURVE,
 100 HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF

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101 33°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH
 102 16°49'18" WEST 613.51 FEET; THENCE NORTH 00°00'00"
 103 WEST, A DISTANCE OF 296.18 FEET; THENCE NORTH
 104 44°34'29" WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH
 105 00°48'08" EAST, A DISTANCE OF 46.61 FEET TO THE SOUTH
 106 MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD;
 107 THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE,
 108 SOUTH 89°11'52" EAST, A DISTANCE OF 230.02 FEET;
 109 THENCE, LEAVING SAID SOUTH MAINTAINED RIGHT OF WAY
 110 LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.66 FEET;
 111 THENCE SOUTH 45°25'31" WEST, A DISTANCE OF 71.23 FEET;
 112 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.20
 113 FEET; THENCE SOUTH 04°08'24" WEST, A DISTANCE OF
 114 114.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE
 115 LEFT; THENCE SOUTHERLY 494.62 FEET ALONG THE ARC OF
 116 SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL
 117 ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE
 118 OF SOUTH 18°34'08" EAST 488.93 FEET TO A POINT OF
 119 REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY
 120 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A
 121 RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00",
 122 AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36"
 123 EAST 237.54 FEET; THENCE SOUTH 20°46'36" EAST, A
 124 DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE
 125 RIGHT; THENCE SOUTHERLY 249.23 FEET ALONG THE ARC OF

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126 SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL
 127 ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE
 128 OF SOUTH 10°16'36" EAST 247.84 FEET; THENCE SOUTH
 129 00°13'25" WEST, A DISTANCE OF 718.08 FEET TO THE POINT
 130 OF BEGINNING.

131
 132 CONTAINING 129.475 ACRES, MORE OR LESS.

133
 134 TOGETHER WITH NORTH RIVER RANCH - HAVAL FARMS:

135
 136 A TRACT OF LAND, BEING A PORTION OF MANATEE RIVER
 137 FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45 OF THE
 138 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN
 139 SECTIONS 7, 8, 9, 16, 17, 18, 19 AND 20, TOWNSHIP 33
 140 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING
 141 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

142
 143 BEGIN AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED
 144 SECTION 7; THENCE N.00°13'29"E., ALONG THE WEST LINE
 145 OF SECTION 7, A DISTANCE OF 1,809.08 FEET; THENCE
 146 N.90°00'00"E., A DISTANCE OF 272.18 FEET TO THE POINT
 147 OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS
 148 1,000.00 FEET AND A CENTRAL ANGLE OF 48°54'32"; THENCE
 149 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE
 150 OF 853.62 FEET TO THE POINT OF REVERSE CURVATURE OF A

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151 CURVE TO THE RIGHT HAVING A RADIUS OF 1,962.46 FEET
 152 AND A CENTRAL ANGLE OF 97°43'17"; THENCE EASTERLY
 153 ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,347.09
 154 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO
 155 THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND A
 156 CENTRAL ANGLE OF 48°48'45"; THENCE SOUTHEASTERLY ALONG
 157 THE ARC OF SAID CURVE, A DISTANCE OF 1,277.91 FEET TO
 158 THE POINT OF TANGENCY OF SAID CURVE; THENCE
 159 N.90°00'00"E., A DISTANCE OF 1,220.57 FEET TO THE
 160 POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A
 161 RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF
 162 49°18'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID
 163 CURVE, A DISTANCE OF 946.51 FEET TO THE POINT OF
 164 REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A
 165 RADIUS OF 1,990.00 FEET AND A CENTRAL ANGLE OF
 166 108°30'13"; THENCE EASTERLY ALONG THE ARC OF SAID
 167 CURVE, A DISTANCE OF 3,768.56 FEET TO THE POINT OF
 168 REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A
 169 RADIUS OF 1,400.00 FEET AND A CENTRAL ANGLE OF
 170 67°34'16"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID
 171 CURVE, A DISTANCE OF 1,651.07 FEET TO THE POINT OF
 172 REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A
 173 RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF
 174 44°28'10"; THENCE EASTERLY ALONG THE ARC OF SAID
 175 CURVE, A DISTANCE OF 776.14 FEET TO THE POINT OF

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176 TANGENCY OF SAID CURVE; THENCE S.53°53'56"E., A
 177 DISTANCE OF 509.73 FEET TO A POINT ON THE WESTERLY
 178 RIGHT-OF-WAY LINE OF U.S. 301; THENCE S.36°06'04"W., A
 179 DISTANCE OF 1,512.28 FEET; THENCE N.89°59'54"W., A
 180 DISTANCE OF 4,022.59 FEET; THENCE S.27°47'24"W., A
 181 DISTANCE OF 1,049.93 FEET; THENCE N.68°30'43"W., A
 182 DISTANCE OF 1,332.96 FEET; THENCE N.00°11'16"E., A
 183 DISTANCE OF 383.27 FEET; THENCE N.89°43'15"W., A
 184 DISTANCE OF 719.63 FEET; THENCE S.00°35'38" W., A
 185 DISTANCE OF 2,551.98 FEET TO THE POINT OF CURVATURE OF
 186 A CURVE TO THE RIGHT HAVING A RADIUS 795.00 FEET AND A
 187 CENTRAL ANGLE OF 48°08'26"; THENCE SOUTHWESTERLY ALONG
 188 THE ARC OF SAID CURVE, A DISTANCE OF 667.97 FEET TO
 189 THE POINT OF TANGENCY OF SAID CURVE; THENCE
 190 S.48°44'04" W., A DISTANCE OF 213.94 FEET TO THE POINT
 191 OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS
 192 1,355.00 FEET AND A CENTRAL ANGLE OF 33°22'52"; THENCE
 193 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE
 194 OF 789.44 FEET; THE FOLLOWING FIVE (5) CALLS ARE ALONG
 195 THE NORTHERLY LINE OF A SPECIFIC PURPOSE SURVEY FOR
 196 TRACT 300FL-MA-010.000, PREPARED BY WILLBROS
 197 ENGINEERS, INC., AND DATED OCTOBER 12, 2015: 1)
 198 S.89°39'18"E., A DISTANCE OF 85.64 FEET; 2)
 199 S.89°10'25"E., A DISTANCE OF 187.79 FEET; 3)
 200 S.89°53'48"E., A DISTANCE OF 1,364.36 FEET; 4)

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201 S.89°38'04"E., A DISTANCE OF 1,529.39 FEET; 5) THENCE
 202 N.89°48'54"E., A DISTANCE OF 969.28 FEET TO A POINT ON
 203 THE WEST LINE OF PARCEL DEEDED TO PEOPLES GAS SYSTEM;
 204 THENCE S.00°02'24"W., ALONG THE WESTERLY LINE OF SAID
 205 PARCEL, A DISTANCE OF 35.27 FEET TO THE SOUTH WEST
 206 CORNER OF SAID PARCEL; THENCE S.89°57'36"E., ALONG THE
 207 SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 60.00
 208 FEET TO A POINT ON A PARCEL AS DESCRIBED IN OFFICIAL
 209 RECORDS BOOK 2207, PAGE 6256, SAID PUBLIC RECORDS;
 210 THENCE ALONG SAID PARCEL FOR THE FOLLOWING TWO (2)
 211 CALLS; 1) S.00°02'21"W., A DISTANCE OF 24.79 FEET; 2)
 212 THENCE N.89°52'24"E., A DISTANCE OF 178.91 FEET TO THE
 213 NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301; THENCE
 214 SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING
 215 THREE (3) COURSES: 1) S.36°06'04"W., A DISTANCE OF
 216 472.43 FEET; 2) S.36°04'53"W., A DISTANCE OF 916.03
 217 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS
 218 POINT LIES SOUTH 53°53'38"EAST, A DISTANCE OF 1977.86
 219 FEET; 3) SOUTHERLY ALONG THE ARC OF SAID CURVE ALSO
 220 BEING SAID RIGHT OFWAY LINE, A DISTANCE OF 971.94
 221 FEET THROUGH A CENTRAL ANGLE OF 28°09'21"; THENCE
 222 N.89°26'34"W., A DISTANCE OF 1,282.99 FEET; THENCE
 223 S.00°06'08"E., A DISTANCE OF 1,300.10 FEET; TO THE
 224 NORTHERLY RIGHT OF WAY LINE OF MOCCASIN WALLOW RD;
 225 THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE

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226 THE FOLLOWING FIVE (5) COURSES: 1) N.88°54'18"W., A
 227 DISTANCE OF 1,334.91 FEET; 2) N.89°08'58"W., A
 228 DISTANCE OF 2,271.84 FEET; 3) N.89°07'49"W., A
 229 DISTANCE OF 328.34 FEET; 4) N.89°07'50"W., A DISTANCE
 230 OF 2,693.55 FEET; 5) N.88°01'42"W., A DISTANCE OF
 231 16.92 FEET TO THE WEST LINE OF ABOVE-MENTIONED SECTION
 232 19; THENCE N.00°08'36"E. ALONG SAID WEST LINE, A
 233 DISTANCE OF 2,578.91 FEET; THENCE N.00°08'15"E. THE
 234 WEST LINE OF ABOVE-MENTIONED SECTION 18., A DISTANCE
 235 OF 1,944.35 FEET; THENCE N.00°07'17"E. CONTINUE ALONG
 236 SAID WEST LINE, A DISTANCE OF 3,366.32 FEET TO THE
 237 POINT OF BEGINNING.

238
 239 CONTAINING 1,883.092 ACRES, MORE OR LESS.

240
 241 LESS AND EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS
 242 FOLLOWS:

243
 244 A tract of land lying in Section 19, Township 33
 245 South, Range 19 East, Manatee County, Florida, being a
 246 portion of Lots 4, 5, and 6, Block 4, Plat Book 6,
 247 Page 45 of the Public Records of Manatee County,
 248 Florida, being more particularly described as follows:

249
 250 BEGIN at the southeast corner of Tract 304 as shown on

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251 the plat of Morgan's Glen Townhomes, Phases IIIA &
 252 IIIB, in Plat Book 69, Page 90 of the Public Records
 253 of Manatee County, Florida, said point also being on
 254 the south right-of-way line of Moccasin Wallow Road
 255 (variable width public right-of-way) as recorded in
 256 Official Instrument Number 202140157633, in said
 257 Public Records; thence S.89°08'58"E., along said south
 258 right-of-way line of Moccasin Wallow Road, a distance
 259 of 861.89 feet to the point of curvature of a curve to
 260 the right having a radius of 50.00 feet and a central
 261 angle of 89°08'58"; thence southeasterly along the arc
 262 of said curve, a distance of 77.80 feet to the point
 263 of tangency of said curve, said point being on the
 264 west right-of-way line of Fort Hamer Road (variable
 265 width public right-of-way) as recorded in Official
 266 Records Instrument Number 202141023579 in said Public
 267 Records; thence along said west & westerly right-of-
 268 way line of Fort Hamer Road for the following four (4)
 269 calls: (1) thence S.00°00'00"E., a distance of 307.60
 270 feet to the point of curvature of a curve to the left
 271 having a radius of 1,060.00 feet and a central angle
 272 of 01°05'53"; (2) thence southerly along the arc of
 273 said curve, a distance of 20.31 feet to the end of
 274 said curve; (3) thence S.88°54'07"W., radial to the
 275 last stated curve, a distance of 4.00 feet to the

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276 point of curvature of a non-tangent curve to the left,
 277 having a radius of 1,064.00 feet and a central angle
 278 of 14°19'51"; (4) thence southerly along the arc of
 279 said curve, a distance of 266.13 feet, said curve
 280 having a chord bearing and distance of S.08°15'49"E.,
 281 265.44 feet, to the end of said curve; thence
 282 S.74°34'15"W., radial to the last stated curve, a
 283 distance of 41.60 feet to the point of curvature of a
 284 non-tangent curve to the right, having a radius of
 285 325.00 feet and a central angle of 26°27'04", said
 286 point being a corner on the north line of the
 287 abovementioned Morgan's Glen Townhomes, Phases IIIA &
 288 IIIB; thence along said north, northerly and east
 289 line of Morgan's Glen Townhomes for the following
 290 sixteen (16) calls: (1) thence westerly along the arc
 291 of said curve, a distance of 150.04 feet, said curve
 292 having a chord bearing and distance of N.89°01'47"W.,
 293 148.71 feet, to the point of tangency of said curve;
 294 (2) thence N.75°48'14"W., a distance of 215.79 feet;
 295 (3) thence N.89°03'11"W., a distance of 268.51 feet;
 296 (4) thence S.85°25'13"W., a distance of 21.32 feet to
 297 the point of curvature of a non-tangent curve to the
 298 left, having a radius of 325.00 feet and a central
 299 angle of 07°17'27"; (5) thence northerly along the arc
 300 of said curve, a distance of 41.36 feet, said curve

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301 having a chord bearing and distance of N.03°28'24"E.,
 302 41.33 feet, to the point of tangency of said curve;
 303 (6) thence N.00°10'19"W., a distance of 87.86 feet to
 304 the point of curvature of a curve to the left having a
 305 radius of 175.00 feet and a central angle of
 306 22°03'13"; (7) thence northerly along the arc of said
 307 curve, a distance of 67.36 feet to the point of
 308 tangency of said curve; (8) thence N.22°13'32"W., a
 309 distance of 130.77 feet to the point of curvature of a
 310 non-tangent curve to the left, having a radius of
 311 175.00 feet and a central angle of 04°23'01"; (9)
 312 thence southwesterly along the arc of said curve, a
 313 distance of 13.39 feet, said curve having a chord
 314 bearing and distance of S.66°09'33"W., 13.39 feet, to
 315 the point of reverse curvature of a curve to the right
 316 having a radius of 175.00 feet and a central angle of
 317 25°51'38"; (10) thence westerly along the arc of said
 318 curve, a distance of 78.99 feet to the point of
 319 tangency of said curve; (11) thence S.89°49'41"W., a
 320 distance of 62.29 feet to the point of curvature of a
 321 curve to the right having a radius of 50.00 feet and a
 322 central angle of 46°11'00"; (12) thence northwesterly
 323 along the arc of said curve, a distance of 40.30 feet
 324 to the point of tangency of said curve; (13) thence
 325 N.43°59'19"W., a distance of 45.26 feet to the point

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326 of curvature of a curve to the right having a radius
 327 of 50.00 feet and a central angle of 43°49'00"; (14)
 328 thence northerly along the arc of said curve, a
 329 distance of 38.24 feet to the point of tangency of
 330 said curve; (15) thence N.00°10'19"W., a distance of
 331 196.36 feet to the point of curvature of a curve to
 332 the right, having a radius of 35.00 feet and a central
 333 angle of 91°01'19"; (16) thence northeasterly along
 334 the arc of said curve, a distance of 55.60 feet to the
 335 POINT OF BEGINNING.

336
 337 CONTAINING 11.473 ACRES, MORE OR LESS.

338
 339 CONTAINING A TOTAL AREA OF 2,001.094 ~~2,012.567~~ ACRES,
 340 MORE OR LESS.

341
 342 Being subject to any rights-of-way, restrictions, and
 343 easements of record.

344
 345 Section 2. This act shall take effect upon becoming a law.