

ENROLLED

HB 1027

2023 Legislature

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An act relating to the Ave Maria Stewardship Community District, Collier County; amending chapter 2004-461, Laws of Florida; revising the boundaries of the district; providing an effective date.

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

Section 1. Subsection (2) of section 4 of chapter 2004-461, Laws of Florida, is amended to read:

Section 4. Disposition of sections 2 and 3; legal description; exclusive charter of the Ave Maria Stewardship Community District.—

(2) LEGAL DESCRIPTION. The metes and bounds legal description of the District, within which there are no enclaves or parcels of property owned by those who do not wish their property to be included within the District, is as follows:

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF PART OF SECTIONS 21, 22, 27, 28, 29, 30, AND 33 AND ALL OF SECTIONS 31 AND 32, TOWNSHIP 47 SOUTH, RANGE 29 EAST,

AND

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PART OF SECTIONS 4, 9, 16, 17, AND 18 AND ALL OF  
SECTIONS 5, 6, 7, AND 8, TOWNSHIP 48 SOUTH, RANGE 29  
EAST,

AND

PART OF SECTIONS 1, 12 AND 13, TOWNSHIP 48 SOUTH, RANGE  
28 EAST,

AND

ALL OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 28 EAST,  
COLLIER COUNTY, FLORIDA

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27,  
TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY,  
FLORIDA.

THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH  
89°42'22" EAST 40.00 FEET TO THE INTERSECTION WITH THE  
WEST RIGHT-OF-WAY LINE OF CAMP KEIAS ROAD (80' RIGHT-OF-  
WAY) AND THE POINT OF BEGINNING OF THE PARCEL HEREIN  
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51  
 52 THENCE ALONG SAID RIGHT-OF-WAY LINE IN THE FOLLOWING  
 53 TWENTY FOUR (24) DESCRIBED COURSES;  
 54  
 55 1) SOUTH 00°15'32" EAST 4936.39 FEET;  
 56  
 57 2) 395.35 FEET ALONG THE ARC OF A NON-TANGENTIAL  
 58 CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 3,707.51  
 59 FEET THROUGH A CENTRAL ANGLE OF 06°05'35" AND BEING  
 60 SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°47'23" WEST  
 61 395.17 FEET;  
 62  
 63 3) SOUTH 05°50'40" WEST 101.17 FEET;  
 64  
 65 4) THENCE SOUTH 89°37'49" WEST 7.63 FEET;  
 66  
 67 5) SOUTH 00°14'32" EAST 73.58 FEET;  
 68  
 69 6) SOUTH 05°51'27" WEST 224.83 FEET;  
 70  
 71 7) 403.87 FEET ALONG THE ARC OF A NON-TANGENTIAL  
 72 CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 3,798.14  
 73 FEET THROUGH A CENTRAL ANGLE OF 06°05'33" AND BEING  
 74 SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°45'21" WEST  
 75 403.68 FEET;

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- 76
- 77           8)    SOUTH 00°14'33" EAST 1,907.96 FEET;
- 78
- 79           9)    SOUTH 00°22'10" EAST 2,609.43 FEET;
- 80
- 81           10)   SOUTH 00°30'10" EAST 2,673.59 FEET;
- 82
- 83           11)   SOUTH 00°35'31" EAST 2,684.14 FEET;
- 84
- 85           12)   SOUTH 00°38'11" EAST 2,610.47 FEET;
- 86
- 87           13)   SOUTH 00°30'34" EAST 200.03 FEET;
- 88
- 89           14)   202.91 FEET ALONG THE ARC OF A CIRCULAR CURVE
- 90           CONCAVE EAST HAVING A RADIUS OF 2,702.95 FEET THROUGH
- 91           CENTRAL ANGLE OF 04°18'04" AND BEING SUBTENDED BY A
- 92           CHORD WHICH BEARS SOUTH 02°39'36" EAST 202.86 FEET;
- 93
- 94           15)   SOUTH 04°48'38" EAST 400.00 FEET;
- 95
- 96           16)   SOUTH 05°08'04" EAST 95.99 FEET;
- 97
- 98           17)   SOUTH 00°29'16" EAST 101.03 FEET;
- 99
- 100          18)   CONTINUE ALONG SAID LINE SOUTH 00°29'16" EAST

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101 1,609.23 FEET;  
 102  
 103 19) SOUTH 00°59'03" EAST 2,660.06 FEET;  
 104  
 105 20) SOUTH 00°56'00" EAST 2,246.44 FEET;  
 106  
 107 21) 104.19 FEET ALONG THE ARC OF A NON-TANGENTIAL  
 108 CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 461.33  
 109 FEET THROUGH A CENTRAL ANGLE OF 12°56'25" AND BEING  
 110 SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°33'57" WEST  
 111 103.97 FEET;  
 112  
 113 22) SOUTH 12°02'43" WEST 100.00 FEET;  
 114  
 115 23) 122.31 FEET ALONG THE ARC OF A CIRCULAR CURVE  
 116 CONCAVE EAST HAVING A RADIUS OF 540.00 FEET THROUGH  
 117 CENTRAL ANGLE OF 12°58'40" AND BEING SUBTENDED BY A  
 118 CHORD WHICH BEARS SOUTH 05°33'23" WEST 122.05 FEET;  
 119  
 120 24) SOUTH 00°55'58" EAST 49.54 FEET TO THE NORTH RIGHT  
 121 OF WAY LINE OF OIL WELL ROAD (100' RIGHT OF WAY)  
 122  
 123 THENCE ALONG SAID NORTH RIGHT OF WAY IN THE FOLLOWING  
 124 EIGHT (8) DESCRIBED COURSES;  
 125

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126 1) SOUTH 88°57'46" WEST 2,595.92 FEET;  
 127  
 128 2) SOUTH 88°54'34" WEST 2,641.05 FEET;  
 129  
 130 3) SOUTH 88°57'06" WEST 2,570.04 FEET;  
 131  
 132 4) SOUTH 88°55'37" WEST 2,702.71 FEET;  
 133  
 134 5) SOUTH 88°56'50" WEST 2,645.03 FEET;  
 135  
 136 6) SOUTH 88°56'28" WEST 2,639.06 FEET;  
 137  
 138 7) SOUTH 89°44'55" WEST 2,676.56 FEET;  
 139  
 140 8) SOUTH 89°44'33" WEST 0.82 FEET TO THE WEST LINE OF  
 141 THOSE LANDS DESCRIBED IN O.R. BOOK 2493, PAGE 2779-2796;  
 142  
 143 THENCE ALONG SAID LINE NORTH 01°11'28" WEST 2,637.90  
 144 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R.  
 145 BOOK 2493, PAGE 2779-2796;  
 146  
 147 THENCE ALONG SAID LINE NORTH 89°32'26" EAST 1,332.28  
 148 FEET TO A NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN  
 149 O.R. BOOK 2009 PAGE 1554-1558;  
 150

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151           THENCE ALONG THE NORTH LINE OF SAID LANDS NORTH  
 152           89°32'26" EAST 360.40 FEET TO THE INTERSECTION WITH THE  
 153           WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 2943  
 154           PAGE 2779-2796;  
 155  
 156           THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 01°11'02"  
 157           WEST 2,688.15 FEET TO THE INTERSECTION WITH SOUTH LINE  
 158           OF SECTION 12, TOWNSHIP 48 SOUTH, RANGE 28 EAST;  
 159  
 160           THENCE ALONG SAID LINE SOUTH 89°24'56" WEST 151.63 FEET  
 161           TO THE INTERSECTION WITH THE WEST LINE OF THOSE LANDS  
 162           DESCRIBED IN O.R. BOOK 2493 PAGE 2779-2796;  
 163  
 164           THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 00°44'30"  
 165           WEST 5,387.66 FEET TO THE INTERSECTION WITH THE NORTH  
 166           LINE OF SAID SECTION 12;  
 167  
 168           THENCE ALONG SAID NORTH LINE NORTH 89°00'09" EAST 23.81  
 169           FEET TO INTERSECTION WITH THE WEST LINE OF THOSE LANDS  
 170           DESCRIBED IN O.R. BOOK 2493 PAGES 2779-2796;  
 171  
 172           THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 00°43'12"  
 173           WEST 5,312.87 FEET TO THE SOUTH LINE OF SECTION 36,  
 174           TOWNSHIP 47 SOUTH, RANGE 28 EAST;  
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176 THENCE ALONG SAID SOUTH LINE SOUTH 89°28'47" WEST  
 177 1,591.63 FEET;  
 178  
 179 THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°28'47"  
 180 WEST 2,658.12 FEET TO THE SOUTH WEST CORNER OF SAID  
 181 SECTION 36;  
 182  
 183 THENCE ALONG THE WEST LINE OF SAID SECTION 36 NORTH  
 184 00°12'02" WEST 2,594.56 FEET;  
 185  
 186 THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION 36  
 187 NORTH 00°13'09" EAST 2,595.59 FEET TO THE NORTHWEST  
 188 CORNER OF SAID SECTION 36;  
 189  
 190 THENCE ALONG THE NORTH LINE OF SAID SECTION 36 NORTH  
 191 89°57'18" EAST 2,678.23 FEET;  
 192  
 193 THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION  
 194 NORTH 89°57'18" EAST 2,678.23 FEET TO THE NORTH EAST  
 195 CORNER OF SAID SECTION 36;  
 196  
 197 THENCE ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 47  
 198 SOUTH, RANGE 29 EAST, NORTH 00°13'04" WEST 2,580.06  
 199 FEET;  
 200



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201 THENCE CONTINUE ALONG SAID WEST LINE OF SAID SECTION 30  
 202 NORTH 00°10'45" WEST 2,527.41 FEET TO THE SOUTH RIGHT OF  
 203 WAY LINE OF IMMOKALEE ROAD (100' RIGHT OF WAY);

204  
 205 THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING  
 206 NINE (9) DESCRIBED COURSES;

207  
 208 1) SOUTH 89°43'35" EAST 0.74 FEET;

209  
 210 2) NORTH 87°40'12" EAST 2,582.06 FEET;

211  
 212 3) NORTH 87°38'44" EAST 2,630.49 FEET;

213  
 214 4) NORTH 87°41'38" EAST 2,640.92 FEET;

215  
 216 5) NORTH 87°46'05" EAST 2,645.58 FEET;

217  
 218 6) NORTH 89°37'45" EAST 2,687.06 FEET;

219  
 220 7) NORTH 89°39'06" EAST 780.08 FEET;

221  
 222 8) 3,074.23 FEET ALONG THE ARC OF A NON-TANGENTIAL  
 223 CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF  
 224 1,960.26 FEET THROUGH A CENTRAL ANGLE OF 89°51'20" AND  
 225 BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°42'37"

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226 EAST 2,768.73 FEET;  
 227  
 228 9) NORTH 00°27'14" WEST 663.14 FEET TO THE INTERSECTION  
 229 WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CAMP KEIAS  
 230 ROAD;  
 231  
 232 THENCE ALONG SAID RIGHT-OF-WAY LINE IN THE FOLLOWING  
 233 SEVEN (7) DESCRIBED COURSES:  
 234  
 235 1) SOUTH 89°56'24" EAST 266.14 FEET;  
 236  
 237 2) 722.56 FEET ALONG THE ARC OF A NON-TANGENTIAL  
 238 CIRCULAR CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF  
 239 460.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'58" AND  
 240 BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°56'23"  
 241 EAST 650.54 FEET;  
 242  
 243 3) SOUTH 00°03'36" WEST 600.00 FEET;  
 244  
 245 4) 529.01 FEET ALONG THE ARC OF A CIRCULAR CURVE  
 246 CONCAVE WEST HAVING A RADIUS OF 760.00 FEET THROUGH  
 247 CENTRAL ANGLE OF 39°52'53" AND BEING SUBTENDED BY A  
 248 CHORD WHICH BEARS SOUTH 20°00'02" WEST 518.39 FEET;  
 249  
 250 5) SOUTH 39°56'29" WEST 543.45 FEET;

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251  
 252 6) 589.90 FEET ALONG THE ARC OF A CIRCULAR CURVE  
 253 CONCAVE EAST HAVING A RADIUS OF 840.00 FEET THROUGH  
 254 CENTRAL ANGLE OF 40°14'11" AND BEING SUBTENDED BY A  
 255 CHORD WHICH BEARS SOUTH 19°49'24" WEST 577.85 FEET;  
 256  
 257 7) SOUTH 00°17'42" EAST 60.83 FEET TO THE POINT OF  
 258 BEGINNING. CONTAINING 10805.08 ACRES, MORE OR LESS.  
 259 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, ~~AND~~  
 260 BEARINGS ARE BASED ON THE WEST HALF OF THE SOUTH LINE OF  
 261 SECTION 16, TOWNSHIP 48 SOUTH, RANGE 29 EAST, COLLIER  
 262 COUNTY, FLORIDA BEING SOUTH 88°54'34" WEST.

263  
 264 ALSO:

265  
 266 SECTION 34, TOWNSHIP 47 SOUTH, RANGE 29 EAST, AND THE  
 267 NORTH 1/2 OF SECTION 3, AND THE NORTHWEST 1/4 OF SECTION  
 268 2, LYING WEST OF THE WEST TOE OF THE RESERVOIR PERIMETER  
 269 DIKE, TOWNSHIP 48 SOUTH, RANGE 29 EAST, ALL LYING IN  
 270 COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY  
 271 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER  
 272 OF SAID SECTION 34; THENCE NORTH 88°16'07" EAST, ALONG  
 273 THE NORTH LINE OF SECTION 34, A DISTANCE OF 2676.29  
 274 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE  
 275 NORTH 88°14'03" EAST, ALONG THE NORTH LINE OF SECTION

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276 34, A DISTANCE OF 2674.26 FEET, TO THE NORTHEAST CORNER  
 277 OF SECTION 34; THENCE SOUTH 01°10'01" EAST, ALONG THE  
 278 EAST LINE OF SECTION 34, A DISTANCE OF 2612.26 FEET TO  
 279 THE EAST 1/4 CORNER OF SECTION 34; THENCE SOUTH  
 280 01°10'03" EAST ALONG THE EAST LINE OF SECTION 34 A  
 281 DISTANCE OF 2612.26 FEET, TO THE SOUTHEAST CORNER OF  
 282 SECTION 34; THENCE NORTH 88°19'34" EAST, ALONG THE NORTH  
 283 LINE OF SAID SECTION 2, A DISTANCE OF 1303.65 FEET, TO  
 284 THE WEST TOE OF THE RESERVOIR PERIMETER DIKE; THENCE  
 285 ALONG SAID TOE OF DIKE, THE FOLLOWING COURSES AND  
 286 DISTANCES: SOUTH 22°48'31" WEST, DISTANCE 1909.13 FEET;  
 287 SOUTH 01°27'33" WEST, DISTANCE 455.64 FEET; SOUTH  
 288 35°43'39" WEST, DISTANCE 456.61 FEET; SOUTH 46°03'55"  
 289 WEST, DISTANCE 182.61 FEET, TO THE EAST-WEST 1/4 SECTION  
 290 LINE OF SAID SECTION 2; THENCE SOUTH 88°17'59" WEST,  
 291 ALONG THE EAST-WEST 1/4 SECTION LINE OF SECTION 2, A  
 292 DISTANCE OF 110.56 FEET, TO THE WEST 1/4 CORNER OF  
 293 SECTION 2; THENCE SOUTH 88°22'29" WEST, ALONG THE EAST-  
 294 WEST 1/4 SECTION LINE OF SAID SECTION 3, A DISTANCE OF  
 295 5326.54 FEET, TO THE WEST 1/4 CORNER OF SECTION 3;  
 296 THENCE NORTH 01°23'05" WEST, ALONG THE WEST SECTION  
 297 LINE, A DISTANCE OF 2673.56 FEET, TO THE NORTHWEST  
 298 CORNER OF SECTION 3; THENCE NORTH 01°15'11" WEST, ALONG  
 299 THE WEST LINE OF SECTION 34, A DISTANCE OF 2609.46 FEET,  
 300 TO THE WEST 1/4 CORNER OF SECTION 34; THENCE NORTH

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301 01°07'28" WEST, ALONG SAID SECTION LINE, A DISTANCE OF  
 302 2608.05 FEET, TO THE NORTHWEST CORNER OF SECTION 34, AND  
 303 THE POINT OF BEGINNING. LESS THE NORTH 60 FEET OF SAID  
 304 SECTION 34 THEREOF, AND LESS LANDS LYING WITHIN CAMP  
 305 KEAIS ROAD AND LANDS CONVEYED IN DEED RECORDED IN  
 306 OFFICIAL RECORDS BOOK 1579, PAGE 1757.

307  
 308 SAID LANDS CONTAIN APPROXIMATELY 1,001.06 ACRES, MORE OR  
 309 LESS. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION  
 310 34, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY,  
 311 FLORIDA BEING NORTH 88°16'07" EAST.

312  
 313 CONTAINING A TOTAL OVERALL AREA OF 11,806.14 ACRES, MORE  
 314 OR LESS.

315  
 316 Section 2. This act shall take effect upon becoming a law.