

ENROLLED

CS/HB 867

2024 Legislature

1  
 2 An act relating to the North River Ranch Improvement  
 3 Stewardship District, Manatee County; amending chapter  
 4 2020-191, Laws of Florida, as amended; revising the  
 5 boundaries of the district; providing an effective  
 6 date.

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

9  
 10 Section 1. Section 4 of section 1 of chapter 2020-191,  
 11 Laws of Florida, as amended by chapter 2022-244, Laws of  
 12 Florida, is amended to read:

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

17  
 18 MORGAN'S GLEN PARCEL:  
 19  
 20 BEGIN AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND  
 21 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY,  
 22 FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION  
 23 30, S.00°06'50"W., FOR 540.98 FEET TO A LINE BEING 50  
 24 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF A SCL  
 25 RAILROAD RIGHT OF WAY, SAID LINE ALSO BEING THE SOUTH

ENROLLED

CS/HB 867

2024 Legislature

26 | LINE OF LOT 1, BLOCK 1, MANATEE RIVER FARMS AS  
 27 | RECORDED IN PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS  
 28 | OF MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID LINE,  
 29 | S.73°37'59"W., 670.12 FEET; THENCE N.00°06'17"E., FOR  
 30 | 412.91 FEET; THENCE N.01°49'12"W., FOR 315.39 FEET TO  
 31 | THE SOUTH LINE OF SAID SECTION 19; THENCE, LEAVING  
 32 | SAID SOUTH LINE, N.00°34'28"W., FOR 441.76 FEET;  
 33 | THENCE N.01°53'22"E., FOR 220.56 FEET; THENCE  
 34 | S.89°53'31"W., FOR 858.88 FEET; THENCE S.84°33'13"W.,  
 35 | FOR 104.29 FEET; THENCE S.76°54'28"W., FOR 377.88  
 36 | FEET; THENCE N.00°07'22"W., FOR 1,708.90 FEET TO THE  
 37 | SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD;  
 38 | THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE,  
 39 | S.89°15'16"E., FOR 1,980.23 FEET TO THE EAST LINE OF  
 40 | SAID SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF  
 41 | SAID SECTION 20; THENCE, CONTINUE ALONG SAID SOUTH  
 42 | RIGHT OF WAY LINE, S.88°55'05"E., 666.19 FEET; THENCE,  
 43 | LEAVING SAID SOUTH RIGHT OF WAY LINE, S00°06'09"E.,  
 44 | FOR 397.02 FEET; THENCE S.89°16'25"E., FOR 135.94  
 45 | FEET; THENCE S.88°59'12"E., FOR 121.89 FEET; THENCE  
 46 | S.81°46'46"E., FOR 200.24 FEET; THENCE S.89°10'18"E.,  
 47 | FOR 210.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4  
 48 | OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE, ALONG  
 49 | SAID EAST LINE, S.00°04'54"E., FOR 673.99 FEET TO THE  
 50 | SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4,

ENROLLED

CS/HB 867

2024 Legislature

51 SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST  
 52 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE,  
 53 ALONG SAID LINE, N.89°31'56"W., FOR 665.68 FEET;  
 54 THENCE, LEAVING SAID LINE, S.00°06'09"E., FOR 467.45  
 55 FEET; THENCE N.89°51'11"E., FOR 59.49 FEET; THENCE  
 56 S.00°06'09"E., FOR 663.67 FEET TO THE SOUTH LINE OF  
 57 SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE  
 58 COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE,  
 59 S.89°51'11"W., FOR 724.73 FEET TO THE POINT OF  
 60 BEGINNING.

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

64  
 65 A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD  
 66 BOOK 2066, PAGE 3027, PUBLIC RECORDS OF MANATEE  
 67 COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 30, TOWNSHIP  
 68 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA,  
 69 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

ENROLLED

CS/HB 867

2024 Legislature

76 | A CURVE TO THE RIGHT; THENCE SOUTHERLY 171.21 FEET  
 77 | ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00  
 78 | FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD  
 79 | BEARING AND DISTANCE OF SOUTH 05°55'36" WEST 170.93  
 80 | FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE  
 81 | SOUTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE,  
 82 | HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF  
 83 | 11°30'27", AND A CHORD BEARING AND DISTANCE OF SOUTH  
 84 | 05°52'34" WEST 148.38 FEET; THENCE SOUTH 00°07'20"  
 85 | WEST, A DISTANCE OF 359.62 FEET TO THE NORTH RIGHT OF  
 86 | WAY LINE OF FP & L RAILROAD; THENCE ALONG SAID NORTH  
 87 | RIGHT OF WAY LINE, SOUTH 73°37'35" WEST, A DISTANCE OF  
 88 | 77.06 FEET; THENCE NORTH 01°01'42" WEST, A DISTANCE OF  
 89 | 694.96 FEET; THENCE NORTH 00°13'25" EAST, A DISTANCE  
 90 | OF 724.64 FEET TO A POINT ON A CURVE TO THE LEFT;  
 91 | THENCE NORTHERLY 205.25 FEET ALONG THE ARC OF SAID  
 92 | CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE  
 93 | OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF  
 94 | NORTH 10°16'36" WEST 204.10 FEET; THENCE NORTH  
 95 | 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT  
 96 | ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 211.09  
 97 | FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF  
 98 | 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD  
 99 | BEARING AND DISTANCE OF NORTH 27°12'36" WEST 210.65  
 100 | FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE

ENROLLED

CS/HB 867

2024 Legislature

101 NORTHERLY 622.42 FEET ALONG THE ARC OF SAID CURVE,  
 102 HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF  
 103 33°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH  
 104 16°49'18" WEST 613.51 FEET; THENCE NORTH 00°00'00"  
 105 WEST, A DISTANCE OF 296.18 FEET; THENCE NORTH  
 106 44°34'29" WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH  
 107 00°48'08" EAST, A DISTANCE OF 46.61 FEET TO THE SOUTH  
 108 MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD;  
 109 THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE,  
 110 SOUTH 89°11'52" EAST, A DISTANCE OF 230.02 FEET;  
 111 THENCE, LEAVING SAID SOUTH MAINTAINED RIGHT OF WAY  
 112 LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.66 FEET;  
 113 THENCE SOUTH 45°25'31" WEST, A DISTANCE OF 71.23 FEET;  
 114 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.20  
 115 FEET; THENCE SOUTH 04°08'24" WEST, A DISTANCE OF  
 116 114.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE  
 117 LEFT; THENCE SOUTHERLY 494.62 FEET ALONG THE ARC OF  
 118 SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL  
 119 ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE  
 120 OF SOUTH 18°34'08" EAST 488.93 FEET TO A POINT OF  
 121 REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY  
 122 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A  
 123 RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00",  
 124 AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36"  
 125 EAST 237.54 FEET; THENCE SOUTH 20°46'36" EAST, A

ENROLLED

CS/HB 867

2024 Legislature

126 DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE  
 127 RIGHT; THENCE SOUTHERLY 249.23 FEET ALONG THE ARC OF  
 128 SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL  
 129 ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE  
 130 OF SOUTH 10°16'36" EAST 247.84 FEET; THENCE SOUTH  
 131 00°13'25" WEST, A DISTANCE OF 718.08 FEET TO THE POINT  
 132 OF BEGINNING.

133  
 134 CONTAINING 129.475 ACRES, MORE OR LESS.

135  
 136 TOGETHER WITH NORTH RIVER RANCH - HAVAL FARMS:

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

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

ENROLLED

CS/HB 867

2024 Legislature

151 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE  
 152 OF 853.62 FEET TO THE POINT OF REVERSE CURVATURE OF A  
 153 CURVE TO THE RIGHT HAVING A RADIUS OF 1,962.46 FEET  
 154 AND A CENTRAL ANGLE OF 97°43'17"; THENCE EASTERLY  
 155 ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,347.09  
 156 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO  
 157 THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND A  
 158 CENTRAL ANGLE OF 48°48'45"; THENCE SOUTHEASTERLY ALONG  
 159 THE ARC OF SAID CURVE, A DISTANCE OF 1,277.91 FEET TO  
 160 THE POINT OF TANGENCY OF SAID CURVE; THENCE  
 161 N.90°00'00"E., A DISTANCE OF 1,220.57 FEET TO THE  
 162 POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A  
 163 RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF  
 164 49°18'03"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID  
 165 CURVE, A DISTANCE OF 946.51 FEET TO THE POINT OF  
 166 REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A  
 167 RADIUS OF 1,990.00 FEET AND A CENTRAL ANGLE OF  
 168 108°30'13"; THENCE EASTERLY ALONG THE ARC OF SAID  
 169 CURVE, A DISTANCE OF 3,768.56 FEET TO THE POINT OF  
 170 REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A  
 171 RADIUS OF 1,400.00 FEET AND A CENTRAL ANGLE OF  
 172 67°34'16"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID  
 173 CURVE, A DISTANCE OF 1,651.07 FEET TO THE POINT OF  
 174 REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A  
 175 RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF

ENROLLED

CS/HB 867

2024 Legislature

176 44°28'10"; THENCE EASTERLY ALONG THE ARC OF SAID  
 177 CURVE, A DISTANCE OF 776.14 FEET TO THE POINT OF  
 178 TANGENCY OF SAID CURVE; THENCE S.53°53'56"E., A  
 179 DISTANCE OF 509.73 FEET TO A POINT ON THE WESTERLY  
 180 RIGHT-OF-WAY LINE OF U.S. 301; THENCE S.36°06'04"W., A  
 181 DISTANCE OF 1,512.28 FEET; THENCE N.89°59'54"W., A  
 182 DISTANCE OF 4,022.59 FEET; THENCE S.27°47'24"W., A  
 183 DISTANCE OF 1,049.93 FEET; THENCE N.68°30'43"W., A  
 184 DISTANCE OF 1,332.96 FEET; THENCE N.00°11'16"E., A  
 185 DISTANCE OF 383.27 FEET; THENCE N.89°43'15"W., A  
 186 DISTANCE OF 719.63 FEET; THENCE S.00°35'38" W., A  
 187 DISTANCE OF 2,551.98 FEET TO THE POINT OF CURVATURE OF  
 188 A CURVE TO THE RIGHT HAVING A RADIUS 795.00 FEET AND A  
 189 CENTRAL ANGLE OF 48°08'26"; THENCE SOUTHWESTERLY ALONG  
 190 THE ARC OF SAID CURVE, A DISTANCE OF 667.97 FEET TO  
 191 THE POINT OF TANGENCY OF SAID CURVE; THENCE  
 192 S.48°44'04" W., A DISTANCE OF 213.94 FEET TO THE POINT  
 193 OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS  
 194 1,355.00 FEET AND A CENTRAL ANGLE OF 33°22'52"; THENCE  
 195 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE  
 196 OF 789.44 FEET; THE FOLLOWING FIVE (5) CALLS ARE ALONG  
 197 THE NORTHERLY LINE OF A SPECIFIC PURPOSE SURVEY FOR  
 198 TRACT 300FL-MA-010.000, PREPARED BY WILLBROS  
 199 ENGINEERS, INC., AND DATED OCTOBER 12, 2015: 1)  
 200 S.89°39'18"E., A DISTANCE OF 85.64 FEET; 2)



ENROLLED

CS/HB 867

2024 Legislature

201 S.89°10'25"E., A DISTANCE OF 187.79 FEET; 3)  
 202 S.89°53'48"E., A DISTANCE OF 1,364.36 FEET; 4)  
 203 S.89°38'04"E., A DISTANCE OF 1,529.39 FEET; 5) THENCE  
 204 N.89°48'54"E., A DISTANCE OF 969.28 FEET TO A POINT ON  
 205 THE WEST LINE OF PARCEL DEEDED TO PEOPLES GAS SYSTEM;  
 206 THENCE S.00°02'24"W., ALONG THE WESTERLY LINE OF SAID  
 207 PARCEL, A DISTANCE OF 35.27 FEET TO THE SOUTH WEST  
 208 CORNER OF SAID PARCEL; THENCE S.89°57'36"E., ALONG THE  
 209 SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 60.00  
 210 FEET TO A POINT ON A PARCEL AS DESCRIBED IN OFFICIAL  
 211 RECORDS BOOK 2207, PAGE 6256, SAID PUBLIC RECORDS;  
 212 THENCE ALONG SAID PARCEL FOR THE FOLLOWING TWO (2)  
 213 CALLS; 1) S.00°02'21"W., A DISTANCE OF 24.79 FEET; 2)  
 214 THENCE N.89°52'24"E., A DISTANCE OF 178.91 FEET TO THE  
 215 NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301; THENCE  
 216 SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING  
 217 THREE (3) COURSES: 1) S.36°06'04"W., A DISTANCE OF  
 218 472.43 FEET; 2) S.36°04'53"W., A DISTANCE OF 916.03  
 219 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS  
 220 POINT LIES SOUTH 53°53'38"EAST, A DISTANCE OF 1977.86  
 221 FEET; 3) SOUTHERLY ALONG THE ARC OF SAID CURVE ALSO  
 222 BEING SAID RIGHT OF WAY LINE, A DISTANCE OF 971.94  
 223 FEET THROUGH A CENTRAL ANGLE OF 28°09'21"; THENCE  
 224 N.89°26'34"W., A DISTANCE OF 1,282.99 FEET; THENCE  
 225 S.00°06'08"E., A DISTANCE OF 1,300.10 FEET; TO THE

ENROLLED

CS/HB 867

2024 Legislature

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

240  
 241 CONTAINING 1,883.092 ACRES, MORE OR LESS.

242  
 243 TOGETHER WITH CSPR LTD PROPERTY:

244  
 245 A tract of land lying in the Southeast 1/4 of the  
 246 Northwest 1/4 of Section 20, Township 33 South, Range  
 247 19 East, Manatee County, Florida, being more  
 248 particularly described as follows:

249  
 250 COMMENCE at the northwest corner of said Section 20;

ENROLLED

CS/HB 867

2024 Legislature

251 thence N.89°17'06"E., along the north line of the  
 252 Northwest 1/4 of said Section 20, a distance of  
 253 2,668.97 feet to the northeast corner of the Northwest  
 254 1/4 of said Section 20; thence N.89°51'05"E., along  
 255 the north line of the Northeast 1/4 of said Section  
 256 20, a distance of 648.05 feet to the intersection of  
 257 the north line of the Northeast 1/4 of said Section 20  
 258 and the westerly right-of-way line of U.S.301 (State  
 259 Road 43, Section 1302-203, 200 foot wide public right-  
 260 of-way); thence along said westerly right-of-way line  
 261 for the following two (2) calls: (1) thence  
 262 S.36°04'54"W., a distance of 571.88 feet to the point  
 263 of curvature of a non-tangent curve to the left,  
 264 having a radius of 1,977.86 feet and a central angle  
 265 of 28°06'24"; (2) thence southerly along the arc of  
 266 said curve, a distance of 970.25 feet, said curve  
 267 having a chord bearing and distance of S.22°00'13"W.,  
 268 960.55 feet to the POINT OF BEGINNING, said point  
 269 being the intersection of the north line of the  
 270 Southeast 1/4 of the Northwest 1/4 of said Section 20  
 271 and the west right-of-way line of said State Road 43  
 272 (Tamiami Trail), also being the point of curvature of  
 273 a non-tangent curve to the left, having a radius of  
 274 1,977.86 feet and a central angle of 07°58'33"; thence  
 275 along said west right-of-way line for the following

ENROLLED

CS/HB 867

2024 Legislature

276 two (2) calls: (1) thence southerly along the arc of  
 277 said curve, a distance of 275.33 feet, said curve  
 278 having a chord bearing and distance of S.03°57'45"W.,  
 279 275.11 feet; (2) thence S.00°00'32"W., a distance of  
 280 885.97 feet to the point of curvature of a non-tangent  
 281 curve to the right having a radius of 50.00 feet and a  
 282 central angle of 45°46'25", said point being on the  
 283 north right-of-way line of Moccasin Wallow Road  
 284 (variable width public right-of-way) as recorded in  
 285 Official Records Instrument Number 202141163832 in the  
 286 Public Records of Manatee County, Florida; thence  
 287 along said north right-of-way line for the following  
 288 four (4) calls: (1) thence southwesterly along the  
 289 arc of said curve, a distance of 39.94 feet, said  
 290 curve having a chord bearing and distance of  
 291 S.22°51'40"W. 38.89 feet to the point of tangency of  
 292 said curve; (2) thence S.45°44'53"W., a distance of  
 293 27.20 feet to the point of curvature of a curve to the  
 294 right having a radius of 50.00 feet and a central  
 295 angle of 45°17'58"; (3) thence westerly along the arc  
 296 of said curve, a distance of 39.53 feet to the point  
 297 of tangency of said curve; (4) thence N.88°57'09"W., a  
 298 distance of 1,191.41 feet to a point on the west line  
 299 of the abovementioned Southeast 1/4 of the Northwest  
 300 1/4 of Section 20; thence N.00°06'08"W., along said

ENROLLED

CS/HB 867

2024 Legislature

301 west line, a distance of 1,220.12 feet to the  
 302 northwest corner of said Southeast 1/4 of the  
 303 Northwest 1/4; thence S.89°26'34"E., along the north  
 304 line of said Southeast 1/4 of the Northwest 1/4, a  
 305 distance of 1,282.99 feet to the POINT OF BEGINNING.

306  
 307 CONTAINING 35.5353 ACRES, MORE OR LESS.

308  
 309 TOGETHER WITH DEER PARK:

310  
 311 FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 33  
 312 SOUTH, RANGE 19 EAST, RUN S89°51'34"W ALONG THE NORTH  
 313 LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET;  
 314 THENCE S00°51'34"W ALONG THE WEST LINE OF THE  
 315 NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4,  
 316 A DISTANCE OF 1606.91 FEET; THENCE S88°29'32"E ALONG  
 317 THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST  
 318 1/4, A DISTANCE OF 1343.76 FEET; THENCE S00°30'38"W  
 319 ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF  
 320 1419.51 FEET; THENCE N89°40'11"E ALONG THE NORTH LINE  
 321 OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE  
 322 RIVER FARMS, UNIT 1 RECORDED IN PLAT BOOK 6, PAGE 45,  
 323 A DISTANCE OF 1281.86 FEET; THENCE S00°10'07"W ALONG  
 324 THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS  
 325 LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE

ENROLLED

CS/HB 867

2024 Legislature

326 S34°32'25"W ALONG THE NORTH WESTERLY RIGHT OF WAY OF  
 327 U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A  
 328 CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N55°23'26"W  
 329 A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY  
 330 ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING  
 331 SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A  
 332 DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF  
 333 01°30'00" TO THE POINT OF TANGENCY OF SAID CURVE;  
 334 THENCE S36°06'34"W ALONG SAID NORTHWESTERLY RIGHT OF  
 335 WAY LINE OF U.S. 301 A DISTANCE OF 308.86 FEET; THENCE  
 336 N53°53'26"W A DISTANCE OF 800.00 FEET; THENCE  
 337 S36°06'34"W A DISTANCE OF 660.00 FEET; THENCE  
 338 N81°25'13"W A DISTANCE OF 11.45 FEET; THENCE  
 339 S00°17'15"W A DISTANCE OF 470.00 FEET; THENCE  
 340 N89°42'45"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF  
 341 BUCKEYE ROAD, A DISTANCE OF 2974.88 FEET FOR A POINT  
 342 OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY  
 343 RIGHT-OF- WAY N89°42'45"W A DISTANCE OF 1630.57 FEET;  
 344 THENCE N00°17'14"E A DISTANCE OF 1287.99 FEET; THENCE  
 345 S89°42'48"E ALONG THE SOUTH LINE OF TRACT 7, BLOCK 3,  
 346 SECTION 4, MANATEE RIVER FARMS, UNIT 1, AS RECORDED IN  
 347 PLAT BOOK 6, PAGE 45, A DISTANCE OF 328.11 FEET;  
 348 THENCE N00°30'24"E ALONG THE EAST LINE OF SAID TRACT  
 349 7, A DISTANCE OF 1300.85 FEET; THENCE S89°36'36"E  
 350 ALONG THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT PLATTED

ENROLLED

CS/HB 867

2024 Legislature

351 RIGHT OF WAY SHOWN ON SAID PLAT OF MANATEE RIVER  
 352 FARMS, A DISTANCE OF 1297.48 FEET; THENCE S00°17'14"W  
 353 A DISTANCE OF 2586.52 FEET TO THE POINT OF BEGINNING.  
 354  
 355 LYING AND BEING IN SECTION 4, TOWNSHIP 33 SOUTH, RANGE  
 356 19 EAST, MANATEE COUNTY, FLORIDA.  
 357  
 358 CONTAINING 87.00 ACRES MORE OR LESS.  
 359  
 360 TOGETHER WITH A FORT HAMER ROAD NORTH-1A  
 361  
 362 A parcel of land in Section 8, Township 33 South,  
 363 Range 19 East, Manatee County, Florida; being more  
 364 particularly described as follows:  
 365  
 366 Commencing at the NW corner of said Section 8; thence  
 367 S01°16'14"W, along the West line of said Section 8,  
 368 3,644.49 feet; thence S88°43'46"E, perpendicular to  
 369 said West line, 506.99 feet to the POINT OF BEGINNING;  
 370 thence N00°00'00"E, 473.47 feet to the point of  
 371 curvature of a curve to the right having a radius of  
 372 1,560.00 feet and a central angle of 53°10'08"; thence  
 373 Northeasterly along the arc of said curve 1,447.64  
 374 feet; thence N53°10'08"E, 709.91 feet to the point of  
 375 curvature of a curve to the right having a radius of

ENROLLED

CS/HB 867

2024 Legislature

376 1,560.00 feet and a central angle of 16°56'54"; thence  
 377 Northeasterly along the arc of said curve 461.46 feet;  
 378 thence N70°07'03"E, 157.59 feet; thence S19°52'57"E,  
 379 120.00 feet; thence S70°07'03"W, 157 .59 feet to the  
 380 point of curvature of a curve to the left having a  
 381 radius of 1,440.00 feet and a central angle of  
 382 16°56'54": thence Southwesterly along the arc of said  
 383 curve 425.96 feet; thence S53°10'08"W, 709.91 feet to  
 384 the point of curvature of a curve to the left having a  
 385 radius of 1,440.00 feet and a central angle of  
 386 53°10'08": thence Southwesterly along the arc of said  
 387 curve 1,336.28 feet; thence S00°00'00"E, 473.47 feet;  
 388 thence S90°00'00"W, 120.00 feet to the POINT OF  
 389 BEGINNING.

390  
 391 Containing 381,196 square feet or 8.75 acres, more or  
 392 less.

393  
 394 TOGETHER WITH A PORTION OF FORT HAMER ROAD CONTAINED  
 395 IN THE PLAT OF "PROSPERITY LAKES, PHASE 1, SUBPHASE  
 396 1A", RECORDED IN PLAT BOOK 75, PAGE 90, CONNECTING THE  
 397 NORTHERLY END OF FORT HAMER ROAD NORTH-1A, DESCRIBED  
 398 HEREIN, TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE  
 399 OF BUCKEYE ROAD.

400



ENROLLED

CS/HB 867

2024 Legislature

401        CONTAINING 4.9852 ACRES, MORE OR LESS.  
 402  
 403        TOGETHER WITH THAT PORTION OF THE MAINTAINED RIGHT-OF-  
 404        WAY LINE OF BUCKEYE ROAD, A PUBLIC MAINTAINED RIGHT-  
 405        OF-WAY, LYING BETWEEN THE WESTERLY LINE OF FORT HAMER  
 406        ROAD AS SHOWN ON THE PLAT OF PROSPERITY LAKES, PHASE  
 407        1, SUBPHASE 1A, DESCRIBED ABOVE AND THE EASTERLY LINE  
 408        OF DEER PARK AS DESCRIBED HEREIN.

409  
 410        CONTAINING 5.8483 ACRES, MORE OR LESS.

411  
 412        LESS AND EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS  
 413        FOLLOWS:

414  
 415        A tract of land lying in Section 19, Township 33  
 416        South, Range 19 East, Manatee County, Florida, being a  
 417        portion of Lots 4, 5, and 6, Block 4, Plat Book 6,  
 418        Page 45 of the Public Records of Manatee County,  
 419        Florida, being more particularly described as follows:

420  
 421        BEGIN at the southeast corner of Tract 304 as shown on  
 422        the plat of Morgan's Glen Townhomes, Phases IIIA &  
 423        IIIB, in Plat Book 69, Page 90 of the Public Records  
 424        of Manatee County, Florida, said point also being on  
 425        the south right-of-way line of Moccasin Wallow Road

ENROLLED

CS/HB 867

2024 Legislature

426 (variable width public right-of-way) as recorded in  
 427 Official Instrument Number 202140157633, in said  
 428 Public Records; thence S.89°08'58"E., along said south  
 429 right-of-way line of Moccasin Wallow Road, a distance  
 430 of 861.89 feet to the point of curvature of a curve to  
 431 the right having a radius of 50.00 feet and a central  
 432 angle of 89°08'58"; thence southeasterly along the arc  
 433 of said curve, a distance of 77.80 feet to the point  
 434 of tangency of said curve, said point being on the  
 435 west right-of-way line of Fort Hamer Road (variable  
 436 width public right-of-way) as recorded in Official  
 437 Records Instrument Number 202141023579 in said Public  
 438 Records; thence along said west & westerly right-of-  
 439 way line of Fort Hamer Road for the following four (4)  
 440 calls: (1) thence S.00°00'00"E., a distance of 307.60  
 441 feet to the point of curvature of a curve to the left  
 442 having a radius of 1,060.00 feet and a central angle  
 443 of 01°05'53"; (2) thence southerly along the arc of  
 444 said curve, a distance of 20.31 feet to the end of  
 445 said curve; (3) thence S.88°54'07"W., radial to the  
 446 last stated curve, a distance of 4.00 feet to the  
 447 point of curvature of a non-tangent curve to the left,  
 448 having a radius of 1,064.00 feet and a central angle  
 449 of 14°19'51"; (4) thence southerly along the arc of  
 450 said curve, a distance of 266.13 feet, said curve

ENROLLED

CS/HB 867

2024 Legislature

451 having a chord bearing and distance of S.08°15'49"E.,  
 452 265.44 feet, to the end of said curve; thence  
 453 S.74°34'15"W., radial to the last stated curve, a  
 454 distance of 41.60 feet to the point of curvature of a  
 455 non-tangent curve to the right, having a radius of  
 456 325.00 feet and a central angle of 26°27'04", said  
 457 point being a corner on the north line of the  
 458 abovementioned Morgan's Glen Townhomes, Phases IIIA &  
 459 IIIB; thence along said north, northerly and east  
 460 line of Morgan's Glen Townhomes for the following  
 461 sixteen (16) calls: (1) thence westerly along the arc  
 462 of said curve, a distance of 150.04 feet, said curve  
 463 having a chord bearing and distance of N.89°01'47"W.,  
 464 148.71 feet, to the point of tangency of said curve;  
 465 (2) thence N.75°48'14"W., a distance of 215.79 feet;  
 466 (3) thence N.89°03'11"W., a distance of 268.51 feet;  
 467 (4) thence S.85°25'13"W., a distance of 21.32 feet to  
 468 the point of curvature of a non-tangent curve to the  
 469 left, having a radius of 325.00 feet and a central  
 470 angle of 07°17'27"; (5) thence northerly along the arc  
 471 of said curve, a distance of 41.36 feet, said curve  
 472 having a chord bearing and distance of N.03°28'24"E.,  
 473 41.33 feet, to the point of tangency of said curve;  
 474 (6) thence N.00°10'19"W., a distance of 87.86 feet to  
 475 the point of curvature of a curve to the left having a

ENROLLED

CS/HB 867

2024 Legislature

476 radius of 175.00 feet and a central angle of  
 477 22°03'13"; (7) thence northerly along the arc of said  
 478 curve, a distance of 67.36 feet to the point of  
 479 tangency of said curve; (8) thence N.22°13'32"W., a  
 480 distance of 130.77 feet to the point of curvature of a  
 481 non-tangent curve to the left, having a radius of  
 482 175.00 feet and a central angle of 04°23'01"; (9)  
 483 thence southwesterly along the arc of said curve, a  
 484 distance of 13.39 feet, said curve having a chord  
 485 bearing and distance of S.66°09'33"W., 13.39 feet, to  
 486 the point of reverse curvature of a curve to the right  
 487 having a radius of 175.00 feet and a central angle of  
 488 25°51'38"; (10) thence westerly along the arc of said  
 489 curve, a distance of 78.99 feet to the point of  
 490 tangency of said curve; (11) thence S.89°49'41"W., a  
 491 distance of 62.29 feet to the point of curvature of a  
 492 curve to the right having a radius of 50.00 feet and a  
 493 central angle of 46°11'00"; (12) thence northwesterly  
 494 along the arc of said curve, a distance of 40.30 feet  
 495 to the point of tangency of said curve; (13) thence  
 496 N.43°59'19"W., a distance of 45.26 feet to the point  
 497 of curvature of a curve to the right having a radius  
 498 of 50.00 feet and a central angle of 43°49'00"; (14)  
 499 thence northerly along the arc of said curve, a  
 500 distance of 38.24 feet to the point of tangency of

ENROLLED

CS/HB 867

2024 Legislature

501 |       said curve; (15) thence N.00°10'19"W., a distance of  
 502 |       196.36 feet to the point of curvature of a curve to  
 503 |       the right, having a radius of 35.00 feet and a central  
 504 |       angle of 91°01'19"; (16) thence northeasterly along  
 505 |       the arc of said curve, a distance of 55.60 feet to the  
 506 |       POINT OF BEGINNING.

507 |  
 508 |       CONTAINING 11.473 ACRES, MORE OR LESS.

509 |  
 510 |       LESS AND EXCEPT: (SCHOOL SITE)

511 |  
 512 |       DESCRIPTION (as prepared by the certifying Surveyor  
 513 |       and Mapper):

514 |  
 515 |       DESCRIPTION: A parcel of land being,  
 516 |  
 517 |       A portion of Lots 10, 11, 12, 13, 14 & 15, Block 4 and  
 518 |       the 30 foot half right-of-way lying South of and  
 519 |       adjacent to said Lots 10 through 15 Block 4, according  
 520 |       to the plat of MANATEE RIVER FARMS UNIT NO. 1, as  
 521 |       recorded in Plat Book 6, Page 45, of the Public  
 522 |       Records of Manatee County, Florida, lying in Section  
 523 |       7, Township 33 South, Range 19 East, Manatee County  
 524 |       Florida;

525 |

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

ENROLLED

CS/HB 867

2024 Legislature

526 A portion of Lots 3, 4, 5, 6 & 7, Block 1 and the 30-  
 527 foot half right-of-way lying North of and adjacent to  
 528 said Lots 3 through 7, Block 1, according to said plat  
 529 of MANATEE RIVER FARMS UNIT NO. 1, lying in Section  
 530 18, Township 33 South, Range 19 East, Manatee County,  
 531 Florida;

532  
 533 ALL of the above said right-of-way now being vacated  
 534 by Book 286, Page 27, of the Public Records of Manatee  
 535 County, Florida;

536  
 537 And said parcel being more particularly described as  
 538 follows:

539  
 540 COMMENCE at the Southwest corner of said Section 7,  
 541 run thence along the South boundary of said Section 7,  
 542 S.89°43'08"E., 3266.50 feet to the POINT OF BEGINNING;  
 543 thence N.19°10'00"E., 402.84 feet; thence  
 544 N.89°08'18"E., 3.71 feet to a point of curvature;  
 545 thence Northeasterly, 33.19 feet along the arc of a  
 546 curve to the left having a radius of 30.00 feet and a  
 547 central angle of 63°23'08" (chord bearing  
 548 N.57°26'44"E., 31.52 feet) to a point of tangency;  
 549 thence N.25°45'10"E., 20.31 feet; thence  
 550 N.50°46'08"E., 75.16 feet to a point of curvature;

ENROLLED

CS/HB 867

2024 Legislature

551 thence Northeasterly, 21.84 feet along the arc of a  
 552 curve to the left having a radius of 30.00 feet and a  
 553 central angle of 41°42'15" (chord bearing  
 554 N.29°55'01"E., 21.36 feet) to a point of tangency;  
 555 thence N.09°03'54"E., 35.46 feet; thence  
 556 N.11°20'49"E., 64.54 feet; thence N.35°15'05"E., 24.52  
 557 feet; thence N.50°06'46"E., 53.93 feet; thence  
 558 N.64°39'09"E., 11.57 feet; thence N.79°16'07"E., 78.67  
 559 feet; thence N.63°44'04"E., 35.70 feet; thence  
 560 S.88°35'46"E., 19.06 feet; thence S.26°26'07"E., 41.61  
 561 feet to a point of curvature; thence Southeasterly,  
 562 27.15 feet along the arc of a curve to the left having  
 563 a radius of 30.00 feet and a central angle of  
 564 51°51'30" (chord bearing S.52°21'52"E., 26.24 feet) to  
 565 a point of tangency; thence S.78°17'37"E., 85.17 feet;  
 566 thence S.80°41'49"E., 44.15 feet to a point of  
 567 curvature; thence Easterly, 10.53 feet along the arc  
 568 of a curve to the left having a radius of 30.00 feet  
 569 and a central angle of 20°06'41" (chord bearing  
 570 N.89°14'50"E., 10.48 feet) to a point of tangency;  
 571 thence N.79°11'30"E., 52.90 feet to a point of  
 572 curvature; thence Northeasterly, 34.88 feet along the  
 573 arc of a curve to the left having a radius of 30.00  
 574 feet and a central angle of 66°36'34" (chord bearing  
 575 N.45°53'13"E., 32.95 feet) to a point of tangency;

ENROLLED

CS/HB 867

2024 Legislature

576 thence N.12°34'56"E., 97.11 feet to a point of  
 577 curvature; thence Northerly, 34.15 feet along the arc  
 578 of a curve to the left having a radius of 30.00 feet  
 579 and a central angle of 65°13'07" (chord bearing  
 580 N.20°01'38"W., 32.33 feet) to a point of tangency;  
 581 thence N.52°38'11"W., 46.37 feet; thence  
 582 N.15°41'16"W., 27.91 feet; thence S.66°00'00"E.,  
 583 630.66 feet; thence S.12°30'00"W., 17.57 feet; thence  
 584 S.77°30'00"E., 50.00 feet to a point on a curve;  
 585 thence Northeasterly, 39.71 feet along the arc of a  
 586 curve to the right having a radius of 25.00 feet and a  
 587 central angle of 91°00'11" (chord bearing  
 588 N.58°00'06"E., 35.66 feet) to a point of compound  
 589 curvature; thence Southeasterly, 132.20 feet along the  
 590 arc of a curve to the right having a radius of 325.00  
 591 feet and a central angle of 23°18'24" (chord bearing  
 592 S.64°50'37"E., 131.29 feet); thence S.12°30'00"W.,  
 593 537.17 feet; thence N.72°54'10"W., 22.06 feet; thence  
 594 N.63°24'34"W., 37.89 feet; thence N.78°21'04"W., 49.00  
 595 feet; thence N.50°50'22"W., 28.47 feet to a point of  
 596 curvature; thence Westerly, 18.77 feet along the arc  
 597 of a curve to the left having a radius of 30.00 feet  
 598 and a central angle of 35°51'27" (chord bearing  
 599 N.68°46'06"W., 18.47 feet) to a point of tangency;  
 600 thence N.86°41'49"W., 58.05 feet to a point of



ENROLLED

CS/HB 867

2024 Legislature

601 curvature; thence Westerly, 19.43 feet along the arc  
 602 of a curve to the left having a radius of 30.00 feet  
 603 and a central angle of 37°06'12" (chord bearing  
 604 S.74°45'05"W., 19.09 feet) to a point of tangency;  
 605 thence S.56°11'59"W., 46.70 feet; thence  
 606 S.49°18'22"W., 72.17 feet; thence S.48°23'46"W., 59.60  
 607 feet to a point of curvature; thence Southerly, 27.35  
 608 feet along the arc of a curve to the left having a  
 609 radius of 30.00 feet and a central angle of 52°13'35"  
 610 (chord bearing S.22°16'58"W., 26.41 feet) to a point  
 611 of tangency; thence S.03°49'49"E., 38.63 feet; thence  
 612 S.19°41'18"E., 56.06 feet; thence S.15°01'02"W., 14.21  
 613 feet; thence S.16°08'17"E., 65.79 feet to a point of  
 614 curvature; thence Southeasterly, 27.33 feet along the  
 615 arc of a curve to the left having a radius of 30.00  
 616 feet and a central angle of 52°11'35" (chord bearing  
 617 S.42°14'05"E., 26.39 feet) to a point of tangency;  
 618 thence S.68°19'52"E., 29.67 feet; thence  
 619 S.54°10'07"E., 36.26 feet; thence S.47°41'06"E., 15.13  
 620 feet; thence S.00°27'42"W., 94.40 feet to a point on a  
 621 curve; thence Westerly, 185.23 feet along the arc of a  
 622 curve to the left having a radius of 1242.00 feet and  
 623 a central angle of 08°32'43" (chord bearing  
 624 S.82°16'21"W., 185.06 feet) to a point of tangency;  
 625 thence S.78°00'00"W., 351.41 feet; thence

ENROLLED

CS/HB 867

2024 Legislature

626 N.88°30'15"W., 34.28 feet; thence S.78°00'00"W.,  
 627 211.90 feet; thence S.12°00'00"E., 8.00 feet; thence  
 628 S.78°00'00"W., 58.00 feet to a point of curvature;  
 629 thence Westerly, 142.83 feet along the arc of a curve  
 630 to the right having a radius of 958.00 feet and a  
 631 central angle of 08°32'33" (chord bearing  
 632 S.82°16'17"W., 142.70 feet); thence N.03°27'27"W.,  
 633 37.62 feet; thence N.27°26'28"E., 76.25 feet; thence  
 634 N.08°18'51"W., 73.08 feet; thence N.61°17'30"W., 43.38  
 635 feet; thence N.00°53'48"W., 24.43 feet; thence  
 636 N.10°56'36"E., 51.19 feet; thence N.18°43'00"W., 65.69  
 637 feet; thence N.31°25'11"W., 63.53 feet; thence  
 638 S.87°32'38"W., 46.18 feet; thence N.70°48'09"W., 23.45  
 639 feet; thence N.70°13'37"E., 23.07 feet; thence  
 640 N.40°29'00"E., 27.73 feet; thence N.20°11'23"E., 52.12  
 641 feet; thence N.20°50'42"W., 51.06 feet; thence  
 642 N.36°27'14"W., 70.41 feet; thence N.19°10'00"E., 51.61  
 643 feet to the POINT OF BEGINNING.

644  
 645 Containing 30.000 acres, more or less.

646  
 647 CONTAINING A TOTAL AREA OF 2,113.21 ~~2,001.094~~ ACRES,  
 648 MORE OR LESS.

649  
 650 Being subject to any rights-of-way, restrictions, and

ENROLLED

CS/HB 867

2024 Legislature

651 | easements of record.

652

653 | Section 2. This act shall take effect upon becoming a law.