

1 A bill to be entitled
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 2024-287, 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

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,

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

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

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

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

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 $11^{\circ}24'23''$, AND A CHORD
79 BEARING AND DISTANCE OF SOUTH $05^{\circ}55'36''$ 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 $11^{\circ}30'27''$, AND A CHORD BEARING AND DISTANCE OF SOUTH
84 $05^{\circ}52'34''$ WEST 148.38 FEET; THENCE SOUTH $00^{\circ}07'20''$
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 $73^{\circ}37'35''$ WEST, A DISTANCE OF
88 77.06 FEET; THENCE NORTH $01^{\circ}01'42''$ WEST, A DISTANCE OF
89 694.96 FEET; THENCE NORTH $00^{\circ}13'25''$ 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 $21^{\circ}00'00''$, AND A CHORD BEARING AND DISTANCE OF
94 NORTH $10^{\circ}16'36''$ WEST 204.10 FEET; THENCE NORTH
95 $20^{\circ}46'36''$ 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 $12^{\circ}52'00''$, AND A CHORD
99 BEARING AND DISTANCE OF NORTH $27^{\circ}12'36''$ WEST 210.65
100 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE

NORTHERLY 622.42 FEET ALONG THE ARC OF SAID CURVE,
HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF
33°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH
16°49'18" WEST 613.51 FEET; THENCE NORTH 00°00'00"
WEST, A DISTANCE OF 296.18 FEET; THENCE NORTH
44°34'29" WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH
00°48'08" EAST, A DISTANCE OF 46.61 FEET TO THE SOUTH
MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD;
THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE,
SOUTH 89°11'52" EAST, A DISTANCE OF 230.02 FEET;
THENCE, LEAVING SAID SOUTH MAINTAINED RIGHT OF WAY
LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.66 FEET;
THENCE SOUTH 45°25'31" WEST, A DISTANCE OF 71.23 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.20
FEET; THENCE SOUTH 04°08'24" WEST, A DISTANCE OF
114.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE
LEFT; THENCE SOUTHERLY 494.62 FEET ALONG THE ARC OF
SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL
ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE
OF SOUTH 18°34'08" EAST 488.93 FEET TO A POINT OF
REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY
238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A
RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00",
AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36"
EAST 237.54 FEET; THENCE SOUTH 20°46'36" EAST, A

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

CONTAINING 129.475 ACRES, MORE OR LESS.

TOGETHER WITH NORTH RIVER RANCH - HAVAL FARMS:

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

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

NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE
OF 853.62 FEET TO THE POINT OF REVERSE CURVATURE OF A
CURVE TO THE RIGHT HAVING A RADIUS OF 1,962.46 FEET
AND A CENTRAL ANGLE OF $97^{\circ}43'17''$; THENCE EASTERLY
ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,347.09
FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO
THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND A
CENTRAL ANGLE OF $48^{\circ}48'45''$; THENCE SOUTHEASTERLY ALONG
THE ARC OF SAID CURVE, A DISTANCE OF 1,277.91 FEET TO
THE POINT OF TANGENCY OF SAID CURVE; THENCE
 $N.90^{\circ}00'00''E.$, A DISTANCE OF 1,220.57 FEET TO THE
POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A
RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF
 $49^{\circ}18'03''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID
CURVE, A DISTANCE OF 946.51 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A
RADIUS OF 1,990.00 FEET AND A CENTRAL ANGLE OF
 $108^{\circ}30'13''$; THENCE EASTERLY ALONG THE ARC OF SAID
CURVE, A DISTANCE OF 3,768.56 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A
RADIUS OF 1,400.00 FEET AND A CENTRAL ANGLE OF
 $67^{\circ}34'16''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID
CURVE, A DISTANCE OF 1,651.07 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A
RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF

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)

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

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

CONTAINING 1,883.092 ACRES, MORE OR LESS.

TOGETHER WITH CSPR LTD PROPERTY:

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

250 COMMENCE at the northwest corner of said Section 20;
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
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

1/4 of Section 20; thence N.00°06'08"W., along said west line, a distance of 1,220.12 feet to the northwest corner of said Southeast 1/4 of the Northwest 1/4; thence S.89°26'34"E., along the north line of said Southeast 1/4 of the Northwest 1/4, a distance of 1,282.99 feet to the POINT OF BEGINNING.

CONTAINING 35.5353 ACRES, MORE OR LESS.

TOGETHER WITH DEER PARK:

FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S89°51'34"W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET; THENCE S00°51'34"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE S88°29'32"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1343.76 FEET; THENCE S00°30'38"W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N89°40'11"E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1 RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S00°10'07"W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS

LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE
S34°32'25"W ALONG THE NORTH WESTERLY RIGHT OF WAY OF
U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A
CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N55°23'26"W
A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY
ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING
SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A
DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF
01°30'00" TO THE POINT OF TANGENCY OF SAID CURVE;
THENCE S36°06'34"W ALONG SAID NORTHWESTERLY RIGHT OF
WAY LINE OF U.S. 301 A DISTANCE OF 308.86 FEET; THENCE
N53°53'26"W A DISTANCE OF 800.00 FEET; THENCE
S36°06'34"W A DISTANCE OF 660.00 FEET; THENCE
N81°25'13"W A DISTANCE OF 11.45 FEET; THENCE
S00°17'15"W A DISTANCE OF 470.00 FEET; THENCE
N89°42'45"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF
BUCKEYE ROAD, A DISTANCE OF 2974.88 FEET FOR A POINT
OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY
RIGHT-OF- WAY N89°42'45"W A DISTANCE OF 1630.57 FEET;
THENCE N00°17'14"E A DISTANCE OF 1287.99 FEET; THENCE
S89°42'48"E ALONG THE SOUTH LINE OF TRACT 7, BLOCK 3,
SECTION 4, MANATEE RIVER FARMS, UNIT 1, AS RECORDED IN
PLAT BOOK 6, PAGE 45, A DISTANCE OF 328.11 FEET;
THENCE N00°30'24"E ALONG THE EAST LINE OF SAID TRACT
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
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

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

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

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

CONTAINING 4.9852 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF THE MAINTAINED RIGHT-OF-WAY LINE OF BUCKEYE ROAD, A PUBLIC MAINTAINED RIGHT-OF-WAY, LYING BETWEEN THE WESTERLY LINE OF FORT HAMER ROAD AS SHOWN ON THE PLAT OF PROSPERITY LAKES, PHASE 1, SUBPHASE 1A, DESCRIBED ABOVE AND THE EASTERLY LINE OF DEER PARK AS DESCRIBED HEREIN.

CONTAINING 5.8483 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF THE MAINTAINED RIGHT-OF-WAY LINE OF BUCKEYE ROAD, A PUBLIC MAINTAINED RIGHT-OF-WAY, LYING BETWEEN THE WESTERLY LINE OF FORT HAMER ROAD AS SHOWN ON THE PLAT OF PROSPERITY LAKES, PHASE 1, SUBPHASE 1A, DESCRIBED ABOVE AND THE WESTERLY LINE OF JONES FARM AS DESCRIBED HEREIN.

TOGETHER WITH JONES FARM

Legal Description

BEGINNING AT THE NORTHWEST CORNER, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE N 89°49'48" E ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF

4016.49 FEET; THENCE S 00°36'34" W ALONG THE WEST LINE
OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID
SECTION 5, A DISTANCE OF 1597.09 FEET; THENCE S
86°36'37" E ALONG THE SOUTH LINE OF PROPERTY DESCRIBED
IN O.R. BOOK 1118, PAGE 190, A DISTANCE OF 1308.79
FEET TO THE WESTERLY RIGHT OF WAY LINE OF PRITCHARD
ROAD; THENCE S 00°39'34" W ALONG SAID WEST RIGHT OF
WAY LINE OF PRITCHARD ROAD, A DISTANCE OF 3952.49
FEET; THENCE N89°47'10" W ALONG THE NORTHERLY RIGHT OF
WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 5299.31 FEET;
THENCE N 00°23'49" E ALONG THE WEST LINE OF SAID
SECTION 5, A DISTANCE OF 5595.05 FEET TO THE POINT OF
BEGINNING.
LYING AND BEING IN SECTION 5, TOWNSHIP 33 SOUTH, RANGE
19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 635.31 ACRES.

LESS AND EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS
FOLLOWS:

A tract of land lying in Section 19, Township 33
South, Range 19 East, Manatee County, Florida, being a
portion of Lots 4, 5, and 6, Block 4, Plat Book 6,

Page 45 of the Public Records of Manatee County,
Florida, being more particularly described as follows:

BEGIN at the southeast corner of Tract 304 as shown on
the plat of Morgan's Glen Townhomes, Phases IIIA &
IIIB, in Plat Book 69, Page 90 of the Public Records
of Manatee County, Florida, said point also being on
the south right-of-way line of Moccasin Wallow Road
(variable width public right-of-way) as recorded in
Official Instrument Number 202140157633, in said
Public Records; thence S.89°08'58"E., along said south
right-of-way line of Moccasin Wallow Road, a distance
of 861.89 feet to the point of curvature of a curve to
the right having a radius of 50.00 feet and a central
angle of 89°08'58"; thence southeasterly along the arc
of said curve, a distance of 77.80 feet to the point
of tangency of said curve, said point being on the
west right-of-way line of Fort Hamer Road (variable
width public right-of-way) as recorded in Official
Records Instrument Number 202141023579 in said Public
Records; thence along said west & westerly right-
of-way line of Fort Hamer Road for the following four
(4) calls: (1) thence S.00°00'00"E., a distance of
307.60 feet to the point of curvature of a curve to
the left having a radius of 1,060.00 feet and a

central angle of $01^{\circ}05'53''$; (2) thence southerly along the arc of said curve, a distance of 20.31 feet to the end of said curve; (3) thence $S.88^{\circ}54'07''W.$, radial to the last stated curve, a distance of 4.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,064.00 feet and a central angle of $14^{\circ}19'51''$; (4) thence southerly along the arc of said curve, a distance of 266.13 feet, said curve having a chord bearing and distance of $S.08^{\circ}15'49''E.$, 265.44 feet, to the end of said curve; thence $S.74^{\circ}34'15''W.$, radial to the last stated curve, a distance of 41.60 feet to the point of curvature of a non-tangent curve to the right, having a radius of 325.00 feet and a central angle of $26^{\circ}27'04''$, said point being a corner on the north line of the abovementioned Morgan's Glen Townhomes, Phases IIIA & IIIB; thence along said north, northerly and east line of Morgan's Glen Townhomes for the following sixteen (16) calls: (1) thence westerly along the arc of said curve, a distance of 150.04 feet, said curve having a chord bearing and distance of $N.89^{\circ}01'47''W.$, 148.71 feet, to the point of tangency of said curve; (2) thence $N.75^{\circ}48'14''W.$, a distance of 215.79 feet; (3) thence $N.89^{\circ}03'11''W.$, a distance of 268.51 feet; (4) thence $S.85^{\circ}25'13''W.$, a distance of 21.32 feet to

the point of curvature of a non-tangent curve to the left, having a radius of 325.00 feet and a central angle of $07^{\circ}17'27''$; (5) thence northerly along the arc of said curve, a distance of 41.36 feet, said curve having a chord bearing and distance of $N.03^{\circ}28'24''E.$, 41.33 feet, to the point of tangency of said curve; (6) thence $N.00^{\circ}10'19''W.$, a distance of 87.86 feet to the point of curvature of a curve to the left having a radius of 175.00 feet and a central angle of $22^{\circ}03'13''$; (7) thence northerly along the arc of said curve, a distance of 67.36 feet to the point of tangency of said curve; (8) thence $N.22^{\circ}13'32''W.$, a distance of 130.77 feet to the point of curvature of a non-tangent curve to the left, having a radius of 175.00 feet and a central angle of $04^{\circ}23'01''$; (9) thence southwesterly along the arc of said curve, a distance of 13.39 feet, said curve having a chord bearing and distance of $S.66^{\circ}09'33''W.$, 13.39 feet, to the point of reverse curvature of a curve to the right having a radius of 175.00 feet and a central angle of $25^{\circ}51'38''$; (10) thence westerly along the arc of said curve, a distance of 78.99 feet to the point of tangency of said curve; (11) thence $S.89^{\circ}49'41''W.$, a distance of 62.29 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a

central angle of $46^{\circ}11'00''$; (12) thence northwesterly along the arc of said curve, a distance of 40.30 feet to the point of tangency of said curve; (13) thence $N.43^{\circ}59'19''W.$, a distance of 45.26 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of $43^{\circ}49'00''$; (14) thence northerly along the arc of said curve, a distance of 38.24 feet to the point of tangency of said curve; (15) thence $N.00^{\circ}10'19''W.$, a distance of 196.36 feet to the point of curvature of a curve to the right, having a radius of 35.00 feet and a central angle of $91^{\circ}01'19''$; (16) thence northeasterly along the arc of said curve, a distance of 55.60 feet to the POINT OF BEGINNING.

CONTAINING 11.473 ACRES, MORE OR LESS.

LESS AND EXCEPT: (SCHOOL SITE)

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

DESCRIPTION: A parcel of land being,

549 A portion of Lots 10, 11, 12, 13, 14 & 15, Block 4 and
550 the 30 foot half right-of-way lying South of and
551 adjacent to said Lots 10 through 15 Block 4, according
552 to the plat of MANATEE RIVER FARMS UNIT NO. 1, as
553 recorded in Plat Book 6, Page 45, of the Public
554 Records of Manatee County, Florida, lying in Section
555 7, Township 33 South, Range 19 East, Manatee County
556 Florida;

557
558 A portion of Lots 3, 4, 5, 6 & 7, Block 1 and the 30-
559 foot half right-of-way lying North of and adjacent to
560 said Lots 3 through 7, Block 1, according to said plat
561 of MANATEE RIVER FARMS UNIT NO. 1, lying in Section
562 18, Township 33 South, Range 19 East, Manatee County,
563 Florida;

564
565 ALL of the above said right-of-way now being vacated
566 by Book 286, Page 27, of the Public Records of Manatee
567 County, Florida;

568
569 And said parcel being more particularly described as
570 follows:

571
572 COMMENCE at the Southwest corner of said Section 7,
573 run thence along the South boundary of said Section 7,

574 S.89°43'08"E., 3266.50 feet to the POINT OF BEGINNING;
575 thence N.19°10'00"E., 402.84 feet; thence
576 N.89°08'18"E., 3.71 feet to a point of curvature;
577 thence Northeasterly, 33.19 feet along the arc of a
578 curve to the left having a radius of 30.00 feet and a
579 central angle of 63°23'08" (chord bearing
580 N.57°26'44"E., 31.52 feet) to a point of tangency;
581 thence N.25°45'10"E., 20.31 feet; thence
582 N.50°46'08"E., 75.16 feet to a point of curvature;
583 thence Northeasterly, 21.84 feet along the arc of a
584 curve to the left having a radius of 30.00 feet and a
585 central angle of 41°42'15" (chord bearing
586 N.29°55'01"E., 21.36 feet) to a point of tangency;
587 thence N.09°03'54"E., 35.46 feet; thence
588 N.11°20'49"E., 64.54 feet; thence N.35°15'05"E., 24.52
589 feet; thence N.50°06'46"E., 53.93 feet; thence
590 N.64°39'09"E., 11.57 feet; thence N.79°16'07"E., 78.67
591 feet; thence N.63°44'04"E., 35.70 feet; thence
592 S.88°35'46"E., 19.06 feet; thence S.26°26'07"E., 41.61
593 feet to a point of curvature; thence Southeasterly,
594 27.15 feet along the arc of a curve to the left having
595 a radius of 30.00 feet and a central angle of
596 51°51'30" (chord bearing S.52°21'52"E., 26.24 feet) to
597 a point of tangency; thence S.78°17'37"E., 85.17 feet;
598 thence S.80°41'49"E., 44.15 feet to a point of

599 curvature; thence Easterly, 10.53 feet along the arc
600 of a curve to the left having a radius of 30.00 feet
601 and a central angle of 20°06'41" (chord bearing
602 N.89°14'50"E., 10.48 feet) to a point of tangency;
603 thence N.79°11'30"E., 52.90 feet to a point of
604 curvature; thence Northeasterly, 34.88 feet along the
605 arc of a curve to the left having a radius of 30.00
606 feet and a central angle of 66°36'34" (chord bearing
607 N.45°53'13"E., 32.95 feet) to a point of tangency;
608 thence N.12°34'56"E., 97.11 feet to a point of
609 curvature; thence Northerly, 34.15 feet along the arc
610 of a curve to the left having a radius of 30.00 feet
611 and a central angle of 65°13'07" (chord bearing
612 N.20°01'38"W., 32.33 feet) to a point of tangency;
613 thence N.52°38'11"W., 46.37 feet; thence
614 N.15°41'16"W., 27.91 feet; thence S.66°00'00"E.,
615 630.66 feet; thence S.12°30'00"W., 17.57 feet; thence
616 S.77°30'00"E., 50.00 feet to a point on a curve;
617 thence Northeasterly, 39.71 feet along the arc of a
618 curve to the right having a radius of 25.00 feet and a
619 central angle of 91°00'11" (chord bearing
620 N.58°00'06"E., 35.66 feet) to a point of compound
621 curvature; thence Southeasterly, 132.20 feet along the
622 arc of a curve to the right having a radius of 325.00
623 feet and a central angle of 23°18'24" (chord bearing

624 S.64°50'37"E., 131.29 feet); thence S.12°30'00"W.,
625 537.17 feet; thence N.72°54'10"W., 22.06 feet; thence
626 N.63°24'34"W., 37.89 feet; thence N.78°21'04"W., 49.00
627 feet; thence N.50°50'22"W., 28.47 feet to a point of
628 curvature; thence Westerly, 18.77 feet along the arc
629 of a curve to the left having a radius of 30.00 feet
630 and a central angle of 35°51'27" (chord bearing
631 N.68°46'06"W., 18.47 feet) to a point of tangency;
632 thence N.86°41'49"W., 58.05 feet to a point of
633 curvature; thence Westerly, 19.43 feet along the arc
634 of a curve to the left having a radius of 30.00 feet
635 and a central angle of 37°06'12" (chord bearing
636 S.74°45'05"W., 19.09 feet) to a point of tangency;
637 thence S.56°11'59"W., 46.70 feet; thence
638 S.49°18'22"W., 72.17 feet; thence S.48°23'46"W., 59.60
639 feet to a point of curvature; thence Southerly, 27.35
640 feet along the arc of a curve to the left having a
641 radius of 30.00 feet and a central angle of 52°13'35"
642 (chord bearing S.22°16'58"W., 26.41 feet) to a point
643 of tangency; thence S.03°49'49"E., 38.63 feet; thence
644 S.19°41'18"E., 56.06 feet; thence S.15°01'02"W., 14.21
645 feet; thence S.16°08'17"E., 65.79 feet to a point of
646 curvature; thence Southeasterly, 27.33 feet along the
647 arc of a curve to the left having a radius of 30.00
648 feet and a central angle of 52°11'35" (chord bearing

649 S.42°14'05"E., 26.39 feet) to a point of tangency;
650 thence S.68°19'52"E., 29.67 feet; thence
651 S.54°10'07"E., 36.26 feet; thence S.47°41'06"E., 15.13
652 feet; thence S.00°27'42"W., 94.40 feet to a point on a
653 curve; thence Westerly, 185.23 feet along the arc of a
654 curve to the left having a radius of 1242.00 feet and
655 a central angle of 08°32'43" (chord bearing
656 S.82°16'21"W., 185.06 feet) to a point of tangency;
657 thence S.78°00'00"W., 351.41 feet; thence
658 N.88°30'15"W., 34.28 feet; thence S.78°00'00"W.,
659 211.90 feet; thence S.12°00'00"E., 8.00 feet; thence
660 S.78°00'00"W., 58.00 feet to a point of curvature;
661 thence Westerly, 142.83 feet along the arc of a curve
662 to the right having a radius of 958.00 feet and a
663 central angle of 08°32'33" (chord bearing
664 S.82°16'17"W., 142.70 feet); thence N.03°27'27"W.,
665 37.62 feet; thence N.27°26'28"E., 76.25 feet; thence
666 N.08°18'51"W., 73.08 feet; thence N.61°17'30"W., 43.38
667 feet; thence N.00°53'48"W., 24.43 feet; thence
668 N.10°56'36"E., 51.19 feet; thence N.18°43'00"W., 65.69
669 feet; thence N.31°25'11"W., 63.53 feet; thence
670 S.87°32'38"W., 46.18 feet; thence N.70°48'09"W., 23.45
671 feet; thence N.70°13'37"E., 23.07 feet; thence
672 N.40°29'00"E., 27.73 feet; thence N.20°11'23"E., 52.12
673 feet; thence N.20°50'42"W., 51.06 feet; thence

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N.36°27'14"W., 70.41 feet; thence N.19°10'00"E., 51.61 feet to the POINT OF BEGINNING.

Containing 30.000 acres, more or less.

CONTAINING A TOTAL AREA OF 2,752.98 ~~2,113.21~~ ACRES,
MORE OR LESS.

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

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