

ENROLLED

HB 4021

2025 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 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

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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,

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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

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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

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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

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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

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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

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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)

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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

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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

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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

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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

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300 1/4 of Section 20; thence N.00°06'08"W., along said
 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

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325 LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE
 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

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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

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375 curvature of a curve to the right having a radius of
 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.

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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

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425 4016.49 FEET; THENCE S 00°36'34" W ALONG THE WEST LINE
 426 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID
 427 SECTION 5, A DISTANCE OF 1597.09 FEET; THENCE S
 428 86°36'37" E ALONG THE SOUTH LINE OF PROPERTY DESCRIBED
 429 IN O.R. BOOK 1118, PAGE 190, A DISTANCE OF 1308.79
 430 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PRITCHARD
 431 ROAD; THENCE S 00°39'34" W ALONG SAID WEST RIGHT OF
 432 WAY LINE OF PRITCHARD ROAD, A DISTANCE OF 3952.49
 433 FEET; THENCE N89°47'10" W ALONG THE NORTHERLY RIGHT OF
 434 WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 5299.31 FEET;
 435 THENCE N 00°23'49" E ALONG THE WEST LINE OF SAID
 436 SECTION 5, A DISTANCE OF 5595.05 FEET TO THE POINT OF
 437 BEGINNING.
 438 LYING AND BEING IN SECTION 5, TOWNSHIP 33 SOUTH, RANGE
 439 19 EAST, MANATEE COUNTY, FLORIDA.

440
 441 CONTAINING 635.31 ACRES.

442
 443
 444 LESS AND EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS
 445 FOLLOWS:

446
 447 A tract of land lying in Section 19, Township 33
 448 South, Range 19 East, Manatee County, Florida, being a
 449 portion of Lots 4, 5, and 6, Block 4, Plat Book 6,

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450 Page 45 of the Public Records of Manatee County,
 451 Florida, being more particularly described as follows:
 452
 453 BEGIN at the southeast corner of Tract 304 as shown on
 454 the plat of Morgan's Glen Townhomes, Phases IIIA &
 455 IIIB, in Plat Book 69, Page 90 of the Public Records
 456 of Manatee County, Florida, said point also being on
 457 the south right-of-way line of Moccasin Wallow Road
 458 (variable width public right-of-way) as recorded in
 459 Official Instrument Number 202140157633, in said
 460 Public Records; thence S.89°08'58"E., along said south
 461 right-of-way line of Moccasin Wallow Road, a distance
 462 of 861.89 feet to the point of curvature of a curve to
 463 the right having a radius of 50.00 feet and a central
 464 angle of 89°08'58"; thence southeasterly along the arc
 465 of said curve, a distance of 77.80 feet to the point
 466 of tangency of said curve, said point being on the
 467 west right-of-way line of Fort Hamer Road (variable
 468 width public right-of-way) as recorded in Official
 469 Records Instrument Number 202141023579 in said Public
 470 Records; thence along said west & westerly right-
 471 of-way line of Fort Hamer Road for the following four
 472 (4) calls: (1) thence S.00°00'00"E., a distance of
 473 307.60 feet to the point of curvature of a curve to
 474 the left having a radius of 1,060.00 feet and a

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475 | central angle of 01°05'53"; (2) thence southerly along
 476 | the arc of said curve, a distance of 20.31 feet to the
 477 | end of said curve; (3) thence S.88°54'07"W., radial to
 478 | the last stated curve, a distance of 4.00 feet to the
 479 | point of curvature of a non-tangent curve to the left,
 480 | having a radius of 1,064.00 feet and a central angle
 481 | of 14°19'51"; (4) thence southerly along the arc of
 482 | said curve, a distance of 266.13 feet, said curve
 483 | having a chord bearing and distance of S.08°15'49"E.,
 484 | 265.44 feet, to the end of said curve; thence
 485 | S.74°34'15"W., radial to the last stated curve, a
 486 | distance of 41.60 feet to the point of curvature of a
 487 | non-tangent curve to the right, having a radius of
 488 | 325.00 feet and a central angle of 26°27'04", said
 489 | point being a corner on the north line of the
 490 | abovementioned Morgan's Glen Townhomes, Phases IIIA
 491 | & IIIB; thence along said north, northerly and
 492 | east line of Morgan's Glen Townhomes for the following
 493 | sixteen (16) calls: (1) thence westerly along the arc
 494 | of said curve, a distance of 150.04 feet, said curve
 495 | having a chord bearing and distance of N.89°01'47"W.,
 496 | 148.71 feet, to the point of tangency of said curve;
 497 | (2) thence N.75°48'14"W., a distance of 215.79 feet;
 498 | (3) thence N.89°03'11"W., a distance of 268.51 feet;
 499 | (4) thence S.85°25'13"W., a distance of 21.32 feet to

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500 the point of curvature of a non-tangent curve to the
 501 left, having a radius of 325.00 feet and a central
 502 angle of 07°17'27"; (5) thence northerly along the arc
 503 of said curve, a distance of 41.36 feet, said curve
 504 having a chord bearing and distance of N.03°28'24"E.,
 505 41.33 feet, to the point of tangency of said curve;
 506 (6) thence N.00°10'19"W., a distance of 87.86 feet to
 507 the point of curvature of a curve to the left having a
 508 radius of 175.00 feet and a central angle of
 509 22°03'13"; (7) thence northerly along the arc of said
 510 curve, a distance of 67.36 feet to the point of
 511 tangency of said curve; (8) thence N.22°13'32"W., a
 512 distance of 130.77 feet to the point of curvature of a
 513 non-tangent curve to the left, having a radius of
 514 175.00 feet and a central angle of 04°23'01"; (9)
 515 thence southwesterly along the arc of said curve, a
 516 distance of 13.39 feet, said curve having a chord
 517 bearing and distance of S.66°09'33"W., 13.39 feet, to
 518 the point of reverse curvature of a curve to the right
 519 having a radius of 175.00 feet and a central angle of
 520 25°51'38"; (10) thence westerly along the arc of said
 521 curve, a distance of 78.99 feet to the point of
 522 tangency of said curve; (11) thence S.89°49'41"W., a
 523 distance of 62.29 feet to the point of curvature of a
 524 curve to the right having a radius of 50.00 feet and a

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525 central angle of 46°11'00"; (12) thence northwesterly
 526 along the arc of said curve, a distance of 40.30 feet
 527 to the point of tangency of said curve; (13) thence
 528 N.43°59'19"W., a distance of 45.26 feet to the point
 529 of curvature of a curve to the right having a radius
 530 of 50.00 feet and a central angle of 43°49'00"; (14)
 531 thence northerly along the arc of said curve, a
 532 distance of 38.24 feet to the point of tangency of
 533 said curve; (15) thence N.00°10'19"W., a distance of
 534 196.36 feet to the point of curvature of a curve to
 535 the right, having a radius of 35.00 feet and a central
 536 angle of 91°01'19"; (16) thence northeasterly along
 537 the arc of said curve, a distance of 55.60 feet to the
 538 POINT OF BEGINNING.

539
 540 CONTAINING 11.473 ACRES, MORE OR LESS.

541
 542 LESS AND EXCEPT: (SCHOOL SITE)

543
 544 DESCRIPTION (as prepared by the certifying Surveyor
 545 and Mapper):

546
 547 DESCRIPTION: A parcel of land being,
 548

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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,

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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

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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

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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

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

676
 677 Containing 30.000 acres, more or less.

678
 679 CONTAINING A TOTAL AREA OF 2,752.98 ~~2,113.21~~ ACRES,
 680 MORE OR LESS.

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

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