

ENROLLED

HB 895

2022 Legislature

1
 2 An act relating to Lakewood Ranch Stewardship
 3 District, Manatee and Sarasota Counties; amending ch.
 4 2005-338, Laws of Florida, as amended; revising the
 5 boundaries of the district; requiring a referendum;
 6 providing an effective date.

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

9
 10 Section 1. Section 4 of chapter 2005-338, Laws of Florida,
 11 as amended by chapter 2019-180, Laws of Florida, is amended to
 12 read:

13 Section 4. Legal description of the Lakewood Ranch
 14 Stewardship District.—

15
 16 LEGAL DESCRIPTION. The metes and bounds legal description of the
 17 District, within which there are no parcels of property owned by
 18 those who do not wish their property to be included within the
 19 District, is as follows:

20
 21 Section 29, Township 34 South, Range 19 East:

22
 23 That portion of Section 29, lying south of the right-
 24 of-way of State Road 64 and east of the record plat of
 25 Lakewood Ranch Commerce Park, Block C, recorded in

ENROLLED

HB 895

2022 Legislature

26 | Plat Book 38, Page 160 through 163 of the Public
 27 | Records of Manatee County, Florida;
 28 |
 29 | Section 31, Township 34 South, Range 19 East:
 30 |
 31 | That portion of the southeast quarter of Section 31,
 32 | lying east of Lakewood Ranch Boulevard, a 120-foot
 33 | wide Public Right-of-Way, as recorded in Official
 34 | Record Book 1429, Page 3703 Public Records of Manatee
 35 | County, Florida; also that portion of the southeast
 36 | quarter of said Section 31, lying west of said
 37 | Lakewood Ranch Boulevard, south of Lakewood Ranch
 38 | Commerce Park, Block B, recorded in Plat Book 36,
 39 | Pages 71 through 77 of said Public Records and east of
 40 | the east line of the "Manatee County Landfill" as
 41 | described in Special Warranty Deed to Manatee County,
 42 | recorded in Official Record Book 1166, Page 3590,
 43 | Public Records of Manatee County, Florida;
 44 |
 45 | Section 32, Township 34 South, Range 19 East:
 46 |
 47 | That portion of the west half of Section 32, lying
 48 | east of Lakewood Ranch Boulevard, a 120-foot wide
 49 | Public Right-of-Way, as recorded in Official Record
 50 | Book 1429, Page 3703 of said Public Records, less and

ENROLLED

HB 895

2022 Legislature

51 | except the record plat of Lakewood Ranch Commerce
 52 | Park, Block C, recorded in Plat Book 38, Page 160
 53 | through 163 of said Public Records, also less and
 54 | except premises described in Special Warranty Deed to
 55 | Lakewood Flex Properties Phase II, Inc., recorded in
 56 | Official Record Book 1934, Page 5505 Public Records of
 57 | Manatee County, Florida;

58 |
 59 | Also:
 60 |
 61 | The west half of the southeast quarter of said Section
 62 | 32;

63 |
 64 | Also:
 65 |
 66 | The southeast quarter of the southeast quarter of said
 67 | Section 32, less and except premises described in
 68 | Special warranty Deed to Ashton Associates of
 69 | Sarasota, L.L.C., recorded in Official Record Book
 70 | 1888, Page 7567 Public Records of Manatee County,
 71 | Florida;

72 |
 73 | Also:
 74 |
 75 | The northwest quarter of the northeast quarter lying

ENROLLED

HB 895

2022 Legislature

76 south of State Road 64, less and except the east 100-
 77 feet described in Warranty Deed to John D. Taylor and
 78 Beverly J. Taylor, recorded in Official Record Book
 79 1331, Page 0041 Public Records of Manatee County,
 80 Florida;

81
 82 Also:

83
 84 That portion of the southwest quarter of the northeast
 85 quarter being more particularly described as follows:

86
 87 Begin at the northwest corner of the southwest quarter
 88 of the northeast quarter of said Section 32; thence
 89 east, 466.8 feet along north side of said 40 acre
 90 tract; thence south, 466.8 feet; thence west, 466.8
 91 feet to west line of 40 acre tract; thence north,
 92 466.8 feet to the POINT OF BEGINNING;

93
 94 Also:

95
 96 That part of the southwest quarter of the northeast
 97 quarter of Section 32, Township 34 South, Range 19
 98 East, described as follows: Commence at a concrete
 99 monument found marking the southwest corner of the
 100 southwest quarter of the northeast quarter of Section

ENROLLED

HB 895

2022 Legislature

101 32, Township 34 South, Range 19 East, as occupied by
 102 John D. Taylor & being the southwest corner of that
 103 certain parcel of land as described in Official Record
 104 Book 656 Page 103 of the Public Records of Manatee
 105 County, Florida, for a POINT OF BEGINNING; thence
 106 S.89°35'55"E., along the south line of said southeast
 107 quarter of northeast quarter, 290.77 feet; thence N.
 108 00° 42' 08"E., parallel with the west line of said
 109 southwest quarter of northeast quarter, 299.62 feet;
 110 thence N. 89°35'55"W. along the northerly line of said
 111 land described in Official Record Book 656 Page 103, a
 112 distance of 290.77 feet to the intersection with the
 113 west line of said southwest quarter of the northeast
 114 quarter; thence S.00 °42'"08W., along the west line of
 115 said southwest quarter of the northeast quarter, a
 116 distance of 299.62 feet to the POINT OF BEGINNING,
 117 being & lying in the southwest quarter of the
 118 northeast quarter of Section 32, township 34 South,
 119 Range 19 East, Manatee County, Florida;

120
 121 Section 33, Township 34 South, Range 19 East:

122
 123 The east half, the northeast quarter of the northwest
 124 quarter, the northwest quarter of the northwest
 125 quarter, the southeast quarter of the northwest

ENROLLED

HB 895

2022 Legislature

126 quarter, and the southwest quarter of the southwest
 127 quarter of Section 33, Township 34 South, Range 19
 128 East,
 129
 130 Less:
 131
 132 Road right-of-way for State Road 64 and less that part
 133 of the above described property, lying north and east
 134 of said State Road 64 as described in Official Record
 135 Book 1095, Page 256;
 136
 137 Less:
 138
 139 Road right-of-way for Pope Road;
 140
 141 Less:
 142
 143 Premises described in Special Warranty Deed to Roy F.
 144 Green, recorded in Official Record Book 1752, Page
 145 4576;
 146
 147 Less:
 148
 149 Premises described in Special Warranty Deed to Triko
 150 Enterprises, Inc., recorded in Official Record Book

ENROLLED

HB 895

2022 Legislature

151 1407, Page 3313 and Official Record Book 1752, Page
 152 2251;

153
 154 Less:

155
 156 Premises described in Special Warranty Deed to Peoples
 157 Gas System, recorded in Official Record Book 1576,
 158 Page 4158;

159
 160 Section 35, Township 34 South, Range 19 East:

161
 162 The south half of the northeast quarter, and the east
 163 half of the southeast quarter of Section 35, Township
 164 34 South, Range 19 East;

165
 166 Less:

167
 168 Road right-of-way for State Road 64

169
 170 Section 36, Township 34 South, Range 19 East:

171
 172 The west half of the northeast quarter, the southeast
 173 quarter of the northeast quarter, the east half of the
 174 northwest quarter, and the south half of Section 36,
 175 Township 34 South, Range 19 East;

ENROLLED

HB 895

2022 Legislature

176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

Less:

Road right-of-way for State Road 64

Section 1, Township 35 South, Range 19 East:

All of Section 1, Township 35 South, Range 19 East;

Less:

Road right-of-way for State Road 64

Section 2, Township 35 South, Range 19 East:

All of Section 2, Township 35 South, Range 19 East;

Less:

The northwest quarter of the northeast quarter, the north half of the northwest quarter, and road right-of-way for State Road 64;

Section 3, Township 35 South, Range 19 East:

ENROLLED

HB 895

2022 Legislature

201 The south half of the north half, the southeast
 202 quarter of the southwest quarter, and the southeast
 203 quarter of Section 3, Township 35 South, Range 19
 204 East;
 205
 206 Less:
 207
 208 Road right-of-way for Lorraine Road
 209
 210 Section 4, Township 35 South, Range 19 East:
 211
 212 The northwest quarter of the northeast quarter, the
 213 south-half of the northeast quarter, the east half of
 214 the northeast quarter of the northwest quarter, the
 215 southeast quarter of the northwest quarter, the south-
 216 half of the southwest quarter of the northwest
 217 quarter, the north-half of the south-half, the
 218 southeast quarter of the southwest quarter, and the
 219 south half of the southeast quarter of Section 4,
 220 Township 35 South, Range 19 East;
 221
 222 Also:
 223
 224 DESCRIPTION (WAGER-FANTO PROPERTY):
 225

ENROLLED

HB 895

2022 Legislature

226 A tract of land lying in Section 4, Township 35 South,
 227 Range 19 East, Manatee County, Florida, being more
 228 particularly described as follows:

229
 230 COMMENCE at the northwest corner of Section 4; thence
 231 S.00°15'25"W. along the west line of said Section 4, a
 232 distance of 664.60 feet to the northwest corner of the
 233 South 1/2 of the Northwest 1/4 of the Northwest 1/4 of
 234 said Section 4; the following three (3) calls are
 235 along the north line of the South 1/2 of the Northwest
 236 1/4 of the Northwest 1/4 of said Section 4; (1) thence
 237 S.89°20'00"E. a distance of 25.00 to the northwest
 238 corner of premises described in Official Records Book
 239 2397, Page 1900 of the Public Records of Manatee
 240 County, Florida; (2) thence S.89°20'00"E., a distance
 241 of 324.00 feet to the POINT OF BEGINNING; (3) thence
 242 S.89°20'00"E., a distance of 986.58 feet to the
 243 northeast corner of the South 1/2 of the Northwest 1/4
 244 of the Northwest 1/4 of said Section 4; thence
 245 S.00°10'10"W., along the east line of the South 1/2 of
 246 the Northwest 1/4 of the Northwest 1/4 of said Section
 247 4, a distance of 661.66 feet to the northeast corner
 248 of the North 1/2 of the Southwest 1/4 of the Northwest
 249 1/4 of said Section 4, according to a Boundary Line
 250 Agreement, recorded in Official Record Book 1472, Page

ENROLLED

HB 895

2022 Legislature

251 1069 of said Public Records; thence S.00°27'35"W.,
 252 along the east line of said Boundary Line Agreement, a
 253 distance of 661.67 feet to the easterly extension of
 254 the north line of the premises described in Official
 255 Records Book 2533, Page 1294 of said Public Records;
 256 the following three (3) calls are along the north
 257 boundary of said premises and the easterly extension
 258 thereof; (1) thence N.89°35'18"W., a distance of
 259 741.08 feet; (2) thence S.01°58'28"E., a distance of
 260 598.39 feet; (3) thence S.89°10'03"W., a distance of
 261 594.46 feet to the east maintained right-of-way line
 262 of Pope Road (Plat Book 8, Page 138); the following
 263 five (5) calls are along said east maintained right-
 264 of-way line of Pope Road: (1) thence N.00°11'03"W., a
 265 distance of 17.41 feet; (2) thence N.00°15'10"W., a
 266 distance of 400.00 feet; (3) thence N.00°49'27"E., a
 267 distance of 200.00 feet; (4) thence N.00°07'15"E., a
 268 distance of 880.00 feet; (5) thence N.04°38'59"E., a
 269 distance of 232.92 feet to a point on the south line
 270 of said premises described in Official Records Book
 271 2397, Page 1900 of said Public Records; thence
 272 S.89°21'05"E., along said south line, a distance of
 273 312.90 feet; thence N.00°15'00"E., along the east line
 274 of said premises, a distance of 210.15 feet to the
 275 POINT OF BEGINNING.

ENROLLED

HB 895

2022 Legislature

276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300

Also:

DESCRIPTION: (Indigo Phase VIII)

A tract of land lying in Section 4, Township 35 South, Range 19 East, and Section 33, Township 34 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Section 4; thence S.89°14'58"E. along the north line of said Section 4, a distance of 667.18 feet; thence S.00°13'29"E., a distance of 19.08 feet to the south line of the Maintained Right-of-Way of Pope Road, as recorded in Road Plat Book 8, Page 138 of the Public Records of Manatee County, Florida, said point being the POINT OF BEGINNING; thence S.89°14'18"E., along said south line, a distance of 131.36 feet to a point on the westerly line of premises described in Official Record Book 2634, Page 2890 of said Public Records; the following five (5) calls are along the westerly, southerly and easterly lines of said premises; (1) thence S.00°18'39"W., a distance of 18.15 feet; (2) thence S.45°09'11"W., a distance of 154.25 feet; (3)

ENROLLED

HB 895

2022 Legislature

301 thence S.00°13'29"W., a distance of 74.78 feet; (4)
 302 thence S.89°15'52"E., a distance of 242.00 feet; (5)
 303 thence N.00°13'29"E., a distance of 203.04 feet to the
 304 aforementioned southerly Maintained Road Right-of-Way
 305 Line; thence S.89°14'18"E., along said southerly
 306 Maintained Road Right-of-Way Line, a distance of 3.48
 307 feet; thence N.00°37'57"E., along the easterly
 308 Maintained Road Right-of-Way Line of said Pope Road, a
 309 distance of 144.10 feet to the westerly extension of
 310 the southerly line of Serenity Creek, as recorded in
 311 Plat Book 56, Page 175 of said Public Records; thence
 312 S.82°25'26"E., along said westerly extension and the
 313 southerly line of said Serenity Creek, a distance of
 314 1,073.90 feet to a concrete monument, LB#1735, marking
 315 the northeast corner of the West 1/2 of the Northeast
 316 1/4 of the Northwest 1/4 of said Section 4; thence
 317 S.00°05'23"W., along the east line of the West 1/2 of
 318 the Northeast 1/4 of the Northwest 1/4 of said Section
 319 4, a distance of 1,319.70 feet to the south line of
 320 the Northeast 1/4 of the Northwest 1/4 of said Section
 321 4; thence N.89°23'55"W., along said south line of the
 322 Northeast 1/4 of the Northwest 1/4, a distance of
 323 668.74 feet to the west line of the Northeast 1/4 to
 324 the Northwest 1/4 of said Section 4; thence
 325 N.00°10'10"E., along said west line of the Northeast

ENROLLED

HB 895

2022 Legislature

326 1/4 of the Northwest 1/4, a distance of 661.66 feet to
 327 the south line of the North 1/2 of the Northwest 1/4
 328 of said Section 4; thence N.89°20'00"W, along the
 329 south line of the North 1/2 of the Northwest 1/4, a
 330 distance of 1,309.15 feet to the east line of the
 331 aforementioned Pope Road Maintained Right-of-Way; the
 332 following five (5) calls are along the east and south
 333 Pope Road Maintained Right-of-Way lines; (1) thence
 334 N.00°36'22"W., a distance of 77.38 feet; (2) thence
 335 N.00°58'57"E., a distance of 550.00 feet; (3) thence
 336 N.64°11'48"E., a distance of 33.54 feet; (4) thence
 337 S.89°52'13"E., a distance of 272.00 feet; (5) thence
 338 S.89°14'18"E., a distance of 333.13 feet to the POINT
 339 OF BEGINNING.

340
 341 Said tract contains 1,756,400 square feet or 40.3214
 342 acres, more or less.

343
 344 ~~Less:~~

345
 346 ~~Premises described in Special Warranty Deed to~~
 347 ~~Ellenton Fruit Company, recorded in Official Record~~
 348 ~~Book 1472, Page 4620~~

349
 350 Less:

ENROLLED

HB 895

2022 Legislature

351
 352 Road right-of-way for Pope Road, recorded in Road Plat
 353 Book 8, Pages 138 through 152, lying northerly of
 354 Resolution R-17-013, vacating a portion of Pope Road,
 355 as recorded in Official Record Book 2664, Page 2798,
 356 Public Records of Manatee County, Florida.

357
 358 Section 5, Township 35 South, Range 19 East:

359
 360 All of Section 5, Township 35 South, Range 19 East;

361
 362 Less:

363
 364 Right-of-way for Lakewood Ranch Boulevard, as recorded
 365 in Official Record Book 1429, Page 3703 Public Records
 366 of Manatee County, Florida;

367
 368 Less:

369
 370 A portion of premises described in Warranty Deed to
 371 the County of Manatee, recorded in Official Record
 372 Book 1540, Page 7900 of said Public Records

373
 374 Less:

375

ENROLLED

HB 895

2022 Legislature

376 That portion of the road right-of-way for Pope Road,
 377 recorded in Road Plat Book 8, Pages 138 through 152,
 378 lying northerly of Resolution R-17-013, vacating a
 379 portion of Pope Road, as recorded in Official Record
 380 Book 2664, Page 2798, Public Records of Manatee
 381 County, Florida.

382
 383 Section 6, Township 35 South, Range 19 East:

384
 385 That portion of Section 6, Township 35 South, Range 19
 386 East, lying easterly of east line of the "Manatee
 387 County Landfill", as described in Special Warranty
 388 Deed to Manatee County, recorded in Official Record
 389 Book 1166, Page 3590, Public Records of Manatee
 390 County, Florida;

391
 392 Less:

393
 394 Right-of-way for Lakewood Ranch Boulevard, as recorded
 395 in Official Record Book 1429, Page 3703 Public Records
 396 of Manatee County, Florida;

397
 398 Less:

399
 400 A portion of premises described in Warranty Deed to

ENROLLED

HB 895

2022 Legislature

401 the County of Manatee, recorded in Official Record
 402 Book 1540, Page 7900 of said Public Records

403
 404 Section 7, Township 35 South, Range 19 East:

405
 406 That portion of Section 7, Township 35 South, Range 19
 407 East, lying easterly of the easterly right-of-way line
 408 of Lakewood Ranch Boulevard, as recorded in Official
 409 Record Book 1429, Page 3703 Public Records of Manatee
 410 County, Florida;

411
 412 Also:

413
 414 That portion of Section 7, Township 35 South, Range 19
 415 East, lying southerly of the "Manatee County
 416 Landfill", as described in Special Warranty Deed to
 417 Manatee County, recorded in Official Record Book 1166,
 418 Page 3590, of said Public Records and northerly of the
 419 southerly line of the proposed 44th Avenue, said 44th
 420 Avenue being more particularly described as follows:

421
 422 LEGAL DESCRIPTION OF 44TH AVENUE RIGHT-OF-WAY (as
 423 prepared by the certifying Surveyor and Mapper):

424
 425 A tract lying in Sections 7 and 8, Township 35 South,

ENROLLED

HB 895

2022 Legislature

426 Range 19 East, Manatee County, Florida and described
 427 as follows:
 428
 429 Commence at the southwest corner of the North 1/2 of
 430 Section 17, Township 35 South, Range 19 East, also
 431 being the Southeast corner of the North 1/2 of Section
 432 18, Township 35 South, Range 19 East; thence
 433 S.89°34'40"E., along the South line of the North 1/2
 434 of said Section 17, a distance of 187.55 feet to the
 435 intersection with the Westerly Right-of-way of
 436 Lakewood Ranch Boulevard (formerly Upper Manatee River
 437 Road Extension), a 120-foot wide public right-of-way
 438 as recorded in Official Record Book 1429, Page 3703 of
 439 the Public Records of Manatee County, Florida, said
 440 point being on the arc of a curve to the right, whose
 441 radius point lies N.63°58'46"E., a radial distance of
 442 2310.00 feet; thence run northwesterly, along said
 443 westerly right-of-way for the following five calls;
 444 thence along the arc of said curve, through a central
 445 angle of 23°42'37", a distance of 955.93 feet to the
 446 point of tangency of said curve; thence N.02°18'37"W.,
 447 a distance of 1736.20 feet to the intersection with
 448 the common section line to Sections 7 and 18, Township
 449 35 South, Range 19 East, said point lying
 450 N.88°45'31"W., 141.64 feet from the section corner

ENROLLED

HB 895

2022 Legislature

451 common to said Sections 7 and 18; thence continue
 452 N.02°18'37"W., a distance of 339.27 feet to the point
 453 of curvature of a curve to the right, having a radius
 454 of 4060.00 feet and a central angle of 06°59'18";
 455 thence run Northerly along the arc of said curve, a
 456 distance of 495.20 feet to the point of tangency of
 457 said curve; thence N.04°40'41"E., a distance of
 458 2,624.25 feet to the point of curvature of a curve to
 459 the left having a radius of 1,940.00 feet and a
 460 central angle of 26°40'32"; thence northerly along the
 461 arc of said curve, an arc length of 903.21 feet to the
 462 POINT OF BEGINNING; thence S.68°00'09"W., a distance
 463 of 15.00 feet to a point on a curve to the left, of
 464 which the radius point lies S.68°00'09"W., a radial
 465 distance of 50.00 feet; thence northwesterly along the
 466 arc of said curve, through a central angle of
 467 83°34'33", an arc length of 72.93 feet to the point of
 468 tangency of said curve; thence S.74°25'37"W., a
 469 distance of 54.55 feet to the point of curvature of a
 470 curve to the right having a radius of 2,952.50 feet
 471 and a central angle of 12°46'49"; thence westerly
 472 along the arc of said curve, an arc length of 658.58
 473 feet to the end of said curve; thence N.02°47'34"W.,
 474 along a line radial to the last described curve, a
 475 distance of 12.50 feet to the point of curvature of a

ENROLLED

HB 895

2022 Legislature

476 non-tangent curve to the right, of which the radius
 477 point lies N.02°47'34"W., a radial distance of
 478 2,940.00 feet; thence westerly along the arc of said
 479 curve, through a central angle of 24°02'05", an arc
 480 length of 1,233.29 feet to the point of reverse
 481 curvature of a curve to the left having a radius of
 482 2,790.00 feet and a central angle of 31°26'50"; thence
 483 westerly along the arc of said curve, a distance of
 484 1,531.31 feet to the point of reverse curvature of a
 485 curve to the right having a radius of 2,940.00 feet
 486 and a central angle of 15°52'03"; thence westerly
 487 along the arc of said curve, a distance of 814.20 feet
 488 to the northerly line of a 50-foot wide gas line
 489 easement as recorded in Official Record Book 27, Page
 490 220 and Official Record Book 396, Page 91 of said
 491 public records; thence N.59°42'53"E., along said
 492 northerly line, a distance of 270.14 feet to the point
 493 of curvature of a non-tangent curve to the left, of
 494 which the radius point lies N.01°10'01"E., a radial
 495 distance of 2,790.00 feet; thence easterly along the
 496 arc of said curve, through a central angle of
 497 11°22'19", an arc length of 553.75 feet to the point
 498 of reverse curvature of a curve to the right having a
 499 radius of 2,940.00 feet and a central angle of
 500 31°26'50"; thence easterly along the arc of said

ENROLLED

HB 895

2022 Legislature

501 curve, a distance of 1,613.64 feet to the point of
 502 reverse curvature of a curve to the left having a
 503 radius of 2,790.00 feet and a central angle of
 504 $24^{\circ}02'05''$; thence easterly along the arc of said
 505 curve, a distance of 1,170.37 feet to the end of said
 506 curve; thence $N.02^{\circ}47'34''W.$, a distance of 12.50 feet
 507 to the point of curvature of a non-tangent curve to
 508 the left, of which the radius point lies
 509 $N.02^{\circ}47'34''W.$, a radial distance of 2,777.50 feet;
 510 thence easterly along the arc of said curve, through a
 511 central angle of $12^{\circ}46'49''$, an arc length of 619.55
 512 feet to the point of tangency of said curve; thence
 513 $N.74^{\circ}25'37''E.$, a distance of 12.28 feet to the point
 514 of curvature of a curve to the left having a radius of
 515 50.00 feet and a central angle of $55^{\circ}27'02''$; thence
 516 northeasterly along the arc of said curve, an arc
 517 length of 48.39 feet to a point on the south line of
 518 Manatee County Pond Site Number 5, as recorded in
 519 Official Record Book 1528, Page 7481 of said public
 520 records; thence $S.87^{\circ}35'31''E.$, along a line non-
 521 tangent to the last described curve, being the south
 522 line of said Pond Site Number 5, a distance of 30.72
 523 feet to the westerly right-of-way line of the
 524 aforementioned Lakewood Ranch Boulevard and the point
 525 of curvature of a non-tangent curve to the left, of

ENROLLED

HB 895

2022 Legislature

526 which the radius point lies N.66°15'14"E., a radial
 527 distance of 1,560.00 feet; the following 2 calls are
 528 along said westerly right-of-way line; thence
 529 southeasterly along the arc of said curve, through a
 530 central angle of 02°50'31", an arc length of 77.38
 531 feet to the point of reverse curvature of a curve to
 532 the right having a radius of 1,940.00 feet and a
 533 central angle of 04°35'26"; thence southeasterly along
 534 the arc of said curve, a distance of 155.44 feet to
 535 the POINT OF BEGINNING.

536
 537 Said tract contains 650,151 square feet or 14.9254
 538 acres, more or less.

539
 540 Also:

541
 542 A tract of land lying in Sections 7 and 8, Township 35
 543 South, Range 19 East, Manatee County, Florida and
 544 described as follows:

545
 546 Commence at the Southeast corner of Section 7,
 547 Township 35 South, Range 19 East; thence
 548 S.89°34'35"E., a distance of 4,650.84 feet; thence
 549 N.00°25'25"E., a distance of 1,889.17 feet; thence
 550 S82°55'49"W, 912.79 feet to a point of curvature;

ENROLLED

HB 895

2022 Legislature

551 Thence 1,287.78 feet along the arc of said curve to
 552 the left through a central angle of 34°25'49", said
 553 curve having a radius of 2,143.00 feet and being
 554 subtended by a chord which bears S65°42'55"W, 1,268.49
 555 feet to a point of reverse curvature; Thence 1,575.56
 556 feet along the arc of a curve to the right through a
 557 central angle of 44°37'24", said curve having a radius
 558 of 2,023.00 feet and being subtended by a chord which
 559 bears S70°48'42"W, 1,536.04 feet to the point of
 560 tangency of said curve; Thence N86°52'35"W, 1,131.57
 561 feet to a point of curvature; Thence 79.90 feet along
 562 the arc of said curve to the right through a central
 563 angle of 91°33'16", said curve having a radius of
 564 50.00 feet and being subtended by a chord which bears
 565 N41°05'57"W, 71.66 feet to the point of tangency of
 566 said curve; said point being a point on the east line
 567 of Lakewood Ranch Boulevard as recorded in Official
 568 Record Book 1429, Page 3703 of the Public Records of
 569 Manatee County, Florida; thence along said east line
 570 of Lakewood Ranch Boulevard, N04°40'41"E, 1649.56
 571 feet; Thence N85°19'19"W, 120.00 feet to a point on
 572 the west line of said Lakewood Ranch Boulevard, said
 573 point being the northeast corner of Pond No. 4, as
 574 described in Official Record Book 1528, Page 7481 and
 575 corrected in Official Record Book 1540, Page 7918 of

ENROLLED

HB 895

2022 Legislature

576 | said Public Records and being the POINT OF BEGINNING;
 577 | The following five (5) calls are along the northerly
 578 | and westerly lines of said Pond No. 4; Thence
 579 | S86°50'17"W, 227.27 feet; Thence S40°02'37"W, 121.13
 580 | feet; Thence S28°36'43"W, 108.34 feet; Thence
 581 | S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21
 582 | feet to a point on the northerly line of premises
 583 | described in Official Record Book 1859, Page 5334 of
 584 | said Public Records; the following fifteen (15) calls
 585 | are along said northerly line; Thence N22°59'39"W,
 586 | 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence
 587 | S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67
 588 | feet; Thence S64°33'59"W, 57.70 feet; Thence
 589 | S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22
 590 | feet; Thence S72°42'09"W, 41.01 feet; Thence
 591 | N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49
 592 | feet; Thence N77°09'41"W, 34.90 feet; Thence
 593 | N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97
 594 | feet; Thence N59°06'15"W, 54.56 feet; Thence
 595 | S87°08'17"W, 75.46 feet to a point on the easterly
 596 | line of premises described in Official Record Book
 597 | 2043, Page 123 of said Public Records: the following
 598 | three (3) calls are along said easterly line; Thence
 599 | N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88
 600 | feet; Thence N04°53'06"W, 605.45 feet to a point on

ENROLLED

HB 895

2022 Legislature

601 the arc of a curve, said point also being a point on
 602 the southerly right-of-way line of 44th Avenue East
 603 (175' wide right-of-way, at this point) as recorded in
 604 Official Record Book 2191, Page 3454 of said Public
 605 Records; the following three (3) calls are along said
 606 southerly right-of-way line; Thence 552.19 feet along
 607 the arc of said curve to the left through a central
 608 angle of 10°42'56", said curve having a radius of
 609 2,952.50 feet and being subtended by a chord which
 610 bears N79°47'05"E, 551.38 feet to the point of
 611 tangency of said curve; Thence N74°25'37"E, 69.64 feet
 612 to a point of curvature; Thence 72.98 feet along the
 613 arc of said curve to the right through a central angle
 614 of 83°37'37", said curve having a radius of 50.00 feet
 615 and being subtended by a chord which bears
 616 S63°45'35"E, 66.67 feet to a point of compound
 617 curvature, said point being a point on the westerly
 618 right-of-way line of said Lakewood Ranch Boulevard;
 619 the following two (2) calls are along said westerly
 620 right-of-way line; Thence 901.48 feet along the arc of
 621 said curve to the right through a central angle of
 622 26°37'27", said curve having a radius of 1,940.00 feet
 623 and being subtended by a chord which bears
 624 S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22
 625 feet to the POINT OF BEGINNING.

ENROLLED

HB 895

2022 Legislature

626
 627 Containing 1,711,100 square feet or 39.2814 acres,
 628 more or less.
 629
 630 Less:
 631
 632 Right-of-way for Lakewood Ranch Boulevard, as recorded
 633 in Official Record Book 1429, Page 3703 Public Records
 634 of Manatee County, Florida;
 635
 636 Less:
 637
 638 A portion of premises described in Warranty Deed to
 639 the County of Manatee, recorded in Official Record
 640 Book 1528, Page 7481 and Corrective Warranty Deed
 641 recorded in Official Record Book 1540, Page 7918
 642 Public Records of Manatee County, Florida;
 643
 644 Section 8, Township 35 South, Range 19 East:
 645
 646 All of Section 8, Township 35 South, Range 19 East;
 647
 648 Less:
 649
 650 Right-of-way for Lakewood Ranch Boulevard, as recorded

ENROLLED

HB 895

2022 Legislature

651 in Official Record Book 1429, Page 3703 Public Records
 652 of Manatee County, Florida;

653
 654 Less:

655
 656 A portion of premises described in Warranty Deed to
 657 the County of Manatee, recorded in Official Record
 658 Book 1528, Page 7481 and Corrective Warranty Deed
 659 recorded in Official Record Book 1540, Page 7918
 660 Public Records of Manatee County, Florida;

661
 662 Section 9, Township 35 South, Range 19 East:

663
 664 All of Section 9, Township 35 South, Range 19 East;

665
 666 Section 10, Township 35 South, Range 19 East:

667
 668 The north half and the southeast quarter of Section
 669 10, Township 35 South, Range 19 East;

670
 671 Less:

672
 673 Road right-of-way for Lorraine Road;

674
 675 Section 11, Township 35 South, Range 19 East:

ENROLLED

HB 895

2022 Legislature

676
 677 All of Section 11, Township 35 South, Range 19 East;
 678
 679 Section 12, Township 35 South, Range 19 East:
 680
 681 All of Section 12, Township 35 South, Range 19 East;
 682
 683 Section 13, Township 35 South, Range 19 East:
 684
 685 All of Section 13, Township 35 South, Range 19 East;
 686
 687 Section 14, Township 35 South, Range 19 East:
 688
 689 All of Section 14, Township 35 South, Range 19 East;
 690
 691 Section 15, Township 35 South, Range 19 East:
 692
 693 The east-half, the Southwest quarter of the northwest
 694 quarter, the southeast quarter of the southwest
 695 quarter, and the northeast quarter of the southwest
 696 quarter of Section 15, Township 35 South, Range 19
 697 East;
 698
 699 Less:
 700

ENROLLED

HB 895

2022 Legislature

701 Road right-of-way for Lorraine Road and State Road 70;
 702
 703 Less:
 704
 705 The northeast quarter of the southwest quarter of the
 706 northwest quarter of Section 15, Township 35 South,
 707 Range 19 East;
 708
 709 Less:
 710
 711 The east 66 feet of the northwest quarter of the
 712 southwest quarter of the northwest quarter of Section
 713 15, Township 35 South, Range 19 East, described in
 714 Warranty Deed to Clive and Judith Morris, recorded in
 715 Official Record Book 1574, Page 2146;
 716
 717 Less:
 718
 719 Premises described in Special Warranty Deed to Peace
 720 River Electric Cooperative, Inc. described in Official
 721 Record Book 1542, Page 5178;
 722
 723 Less:
 724
 725 Premises described in Special Warranty Deed to Peace

ENROLLED

HB 895

2022 Legislature

726 River Electric Cooperative, Inc. described in Official
 727 Record Book 1747, Page 6675;

728
 729 Less:

730
 731 That part included in the plat of Crawley Substation
 732 Roadway, recorded in Plat Book 43, Pages 84 and 85
 733 Public Records of Manatee County, Florida;

734
 735 Less:

736
 737 Fire House Site

738
 739 COMMENCE at a concrete monument found marking the
 740 occupied northwest corner of the southwest 1/4 of
 741 Section 15, Township 35 South, Ranch 19 East; thence
 742 S89°31'12"E, along the occupied north line of said
 743 southwest 1/4, a distance of 1343.23 ft. to the
 744 intersection with the west line of the northeast 1/4
 745 of said southwest 1/4; thence S00°04'29"E, along said
 746 west line, a distance of 1281.86 ft., thence
 747 S87°56'19"E, a distance of 1049.55 ft. for a POINT OF
 748 BEGINNING, said point lying on the northerly right-of-
 749 way of 59th Avenue East, a 100 ft. wide public right-
 750 of-way as shown on "Crawley Substation Roadway", a

ENROLLED

HB 895

2022 Legislature

751 roadway plat as recorded in Plat Book 43, Pages 84 and
 752 85, Public Records of Manatee County, Florida; thence
 753 continue S87°56'19"E, along said northerly right-of-
 754 way, a distance of 398.37 ft. to the intersection with
 755 the westerly line of that certain parcel of land as
 756 described and recorded in Official Records Book 1542,
 757 Page 5178, said Public Records; thence N00°25'16"W,
 758 along said westerly line, a distance of 547.23 ft.;
 759 thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a
 760 distance of 547.23 ft. to the POINT OF BEGINNING,
 761 being and lying in Section 15, Township 35 South,
 762 Range 19 East, Manatee County, Florida.

763
 764 Containing 5.00 acres, more or less.

765
 766 Section 16, Township 35 South, Range 19 East:

767
 768 All of Section 16, Township 35 South, Range 19 East;

769
 770 Less:

771
 772 Road right-of-way for State Road 70;

773
 774 Less:

775

ENROLLED

HB 895

2022 Legislature

776 | Road right-of-way for Pope Road
 777 |
 778 | Less:
 779 |
 780 | Premises described in Warranty Deed to the State of
 781 | Florida Department of Transportation, recorded in
 782 | Official Record Book 1915, Page 5768 Public Records of
 783 | Manatee County, Florida;
 784 |
 785 | Less:
 786 |
 787 | Premises described in Warranty Deed to Covered Bridge
 788 | Holdings III, LLC, recorded in Official Record Book
 789 | 1970, Page 707 Public Records of Manatee County,
 790 | Florida;
 791 |
 792 | Less:
 793 |
 794 | Premises described in Warranty Deed to the Diocese of
 795 | Venice, recorded in Official Record Book 1451, Page
 796 | 964, less premises conveyed to SMR 70, North 70, LLC,
 797 | in Special Warranty Deed, recorded in Official Record
 798 | Book 1928, Page 3315;
 799 |
 800 | Less:

ENROLLED

HB 895

2022 Legislature

801
 802 Premises described in Special Warranty Deed to the
 803 Diocese of Venice, recorded in Official Record Book
 804 1928, Page 3321 Public Records of Manatee County,
 805 Florida;
 806
 807 Section 17, Township 35 South, Range 19 East:
 808
 809 All of Section 17, Township 35 South, Range 19 East,
 810 lying east of the right-of-way of Lakewood Ranch
 811 Boulevard, as recorded in Official Record Book 1429,
 812 Page 3703 Public Records of Manatee County, Florida;
 813
 814 Less:
 815
 816 Road right-of-way for State Road 70;
 817
 818 Less:
 819
 820 Premises described in Warranty Deed to the State of
 821 Florida Department of Transportation, recorded in
 822 Official Record Book 1915, Page 5768 Public Records of
 823 Manatee County, Florida;
 824
 825 Less:

ENROLLED

HB 895

2022 Legislature

826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850

A portion of premises described in Warranty Deed to the County of Manatee, recorded in Official Record Book 1528, Page 7481 and Corrective Warranty Deed recorded in Official Record Book 1540, Page 7918 Public Records of Manatee County, Florida;

Section 18, Township 35 South, Range 19 East:

All of Section 18, Township 35 South, Range 19 East, lying east of the right-of-way of Lakewood Ranch Boulevard, as recorded in Official Record Book 1429, Page 3703 Public Records of Manatee County, Florida;

Section 22, Township 35 South, Range 19 East:

That portion of Section 22, Township 35 South, Range 19 East, lying northerly of the northerly right-of-way line of State Road 70;

Also:

That portion of Sections 22, 23 and 27, lying within the following described property:

ENROLLED

HB 895

2022 Legislature

851 DESCRIPTION (Proposed Braden River Mitigation Bank)
 852
 853 A tract of land lying in Sections 22, 23 and 27,
 854 Township 35 South, Range 19 East, Manatee County,
 855 Florida and described as follows:
 856
 857 Commence at the northwest corner of Section 21,
 858 Township 35 South, Range 19 East; thence S.89°24'47"E.
 859 along the north line of said Section 21, a distance of
 860 5379.98 feet to the northwest corner of said Section
 861 22; thence S.00°30'23"W. along the west line of said
 862 Section 22, a distance of 134.20 feet to a point on
 863 the southerly Right-of-way line of State Road 70; the
 864 following 4 calls are along said southerly right-of-
 865 way line; thence S.89°19'57"E., a distance of 521.35
 866 feet; thence S.89°21'15"E., a distance of 3,754.54
 867 feet to the point of curvature of a curve to the right
 868 having a radius of 1,777.86 feet and a central angle
 869 of 34°24'33"; thence easterly along the arc of said
 870 curve, an arc length of 1,067.70 feet to the point of
 871 tangency of said curve; thence S.54°56'41"E., a
 872 distance of 821.49 feet to the POINT OF BEGINNING;
 873 thence continue S.54°56'41"E. along the above
 874 mentioned southerly right-of-way line, a distance of
 875 4,427.83 feet; thence S.15°00'00"W., a distance of

ENROLLED

HB 895

2022 Legislature

876 701.34 feet; thence N.71°00'00"W., a distance of
 877 2,270.00 feet; thence S.45°00'00"W., a distance of
 878 65.00 feet; thence S.00°00'00"W., a distance of 395.00
 879 feet; thence S.86°30'00"W., a distance of 1,250.00
 880 feet; thence S.00°00'00"W., a distance of 338.36 feet;
 881 thence S.43°00'00"E., a distance of 155.00 feet;
 882 thence S.00°00'00"W., a distance of 150.00 feet;
 883 thence S.59°56'21"W., a distance of 110.00 feet;
 884 thence N.63°00'00"W., a distance of 306.73 feet;
 885 thence N.10°00'00"W., a distance of 299.62 feet;
 886 thence S.89°37'37"W., a distance of 301.32 feet;
 887 thence S.72°00'46"W., a distance of 368.15 feet;
 888 thence S.48°06'41"W., a distance of 169.68 feet;
 889 thence N.08°37'00"E., a distance of 159.00 feet;
 890 thence N.57°02'56"E., a distance of 594.02 feet;
 891 thence N.07°52'51"W., a distance of 27.87 feet; thence
 892 N.61°22'29"W., a distance of 167.29 feet; thence
 893 N.83°56'09"W., a distance of 103.18 feet; thence
 894 S.85°40'21"W., a distance of 75.29 feet; thence
 895 S.44°35'18"W., a distance of 66.94 feet; thence
 896 S.82°54'53"W., a distance of 86.64 feet; thence
 897 S.48°07'08"W., a distance of 74.53 feet; thence
 898 S.26°33'46"W., a distance of 49.90 feet; thence
 899 S.39°24'11"W., a distance of 50.01 feet to a point on
 900 the northerly line of a Conservation Easement as

ENROLLED

HB 895

2022 Legislature

901 recorded in the Official Records Book 1524, Page 5098
 902 of the Public Records of Manatee County, Florida; the
 903 following 15 calls are along the northerly and
 904 westerly lines of said Conservation Easement; thence
 905 S.63°06'49"W., a distance of 38.30 feet; thence
 906 S.30°38'41"W., a distance of 53.69 feet; thence
 907 S.68°49'15"W., a distance of 91.30 feet; thence
 908 S.51°14'32"W., a distance of 68.98 feet; thence
 909 S.76°31'40"W., a distance of 62.88 feet; thence
 910 S.45°09'35"W., a distance of 35.02 feet; thence
 911 S.36°11'14"E., a distance of 48.92 feet; thence
 912 S.18°26'10"E., a distance of 45.74 feet; thence
 913 S.09°12'08"W., a distance of 19.73 feet; thence
 914 S.32°09'14"E., a distance of 76.50 feet; thence
 915 S.07°27'24"E., a distance of 35.67 feet; thence
 916 S.29°09'12"E., a distance of 41.08 feet; thence
 917 S.11°37'55"E., a distance of 49.89 feet; thence
 918 S.51°55'08"E., a distance of 29.11 feet; thence
 919 S.67°03'11"E., a distance of 66.38 feet; thence
 920 N.66°35'24"E., a distance of 31.03 feet; thence
 921 S.45°47'43"E., a distance of 148.54 feet; thence
 922 S.18°48'41"W., a distance of 163.72 feet; thence
 923 S.82°50'11"W., a distance of 81.44 feet; thence
 924 N.69°18'50"W., a distance of 147.54 feet; thence
 925 N.16°28'56"W., a distance of 96.10 feet; thence

ENROLLED

HB 895

2022 Legislature

926 N.07°30'43"W., a distance of 141.37 feet; thence
 927 S.65°00'00"W., a distance of 1,078.77 feet; thence
 928 S.83°00'00"W., a distance of 630.49 feet; thence
 929 S.62°15'00"W., a distance of 585.88 feet; thence
 930 S.55°30'00"W., a distance of 859.04 feet; thence
 931 S.35°00'00"W., a distance of 453.13 feet; thence
 932 S.69°00'00"W., a distance of 637.50 feet; thence
 933 N.65°15'00"W., a distance of 464.25 feet; thence
 934 N.35°51'00"W., a distance of 385.00 feet; thence
 935 N.83°00'00"W., a distance of 137.04 feet to the point
 936 of curvature of a non-tangent curve to the left, of
 937 which the radius point lies S.85°59'50"W., a radial
 938 distance of 6,090.00 feet; thence northerly along the
 939 arc of said curve, through a central angle of
 940 00°49'46", an arc length of 88.17 feet to the point of
 941 tangency of said curve; thence N.00°51'26"E., a
 942 distance of 490.58 feet; thence N.00°30'20"E., a
 943 distance of 355.33 feet to the point of curvature of a
 944 curve to the right having a radius of 2,880.00 feet
 945 and a central angle of 07°28'45"; thence northerly
 946 along the arc of said curve, an arc length of 375.94
 947 feet to the end of said curve; thence S.67°11'02"E.
 948 non-radial to the last described curve, a distance of
 949 629.23 feet; thence S.81°49'22"E., a distance of
 950 263.52 feet; thence N.80°03'53"E., a distance of

ENROLLED

HB 895

2022 Legislature

951 275.24 feet; thence N.69°59'29"E., a distance of
 952 317.24 feet; thence N.57°35'22"E., a distance of
 953 178.26 feet; thence N.81°03'05"E., a distance of
 954 234.09 feet; thence N.63°21'55"E., a distance of
 955 439.23 feet; thence N.44°11'27"E., a distance of
 956 241.21 feet; thence N.63°21'56"E., a distance of
 957 148.94 feet; thence N.74°49'49"E., a distance of
 958 163.40 feet; thence N.75°39'49"E., a distance of
 959 461.38 feet; thence N.52°24'58"E., a distance of
 960 284.05 feet; thence N.37°35'20"E., a distance of
 961 294.52 feet; thence N.33°58'26"E., a distance of
 962 687.37 feet; thence N.46°31'18"E., a distance of
 963 195.52 feet; thence N.76°15'16"E., a distance of
 964 235.33 feet; thence N.53°47'33"E., a distance of
 965 231.66 feet; thence N.15°20'53"E., a distance of
 966 147.34 feet; thence N.32°20'46"E., a distance of
 967 368.15 feet; thence S.83°51'29"E., a distance of
 968 332.08 feet; thence S.56°57'53"E., a distance of
 969 139.47 feet; thence N.35°53'49"E., a distance of
 970 417.52 feet; thence N.50°25'21"W., a distance of
 971 348.47 feet; thence N.00°06'50"E., a distance of
 972 135.65 feet; thence N.24°22'30"E., a distance of
 973 201.08 feet; thence N.61°14'22"E., a distance of
 974 113.08 feet; thence S.62°11'08"E., a distance of
 975 197.43 feet to the point of curvature of a curve to

ENROLLED

HB 895

2022 Legislature

976 the right having a radius of 100.00 feet and a central
 977 angle of 88°54'40"; thence southerly along the arc of
 978 said curve, an arc length of 155.18 feet to the point
 979 of tangency of said curve; thence S.26°43'33"W., a
 980 distance of 224.96 feet; thence S.50°07'45"E., a
 981 distance of 125.37 feet; thence N.49°56'25"E., a
 982 distance of 228.41 feet; thence N.08°47'40"E., a
 983 distance of 153.43 feet; thence N.38°13'49"W., a
 984 distance of 139.09 feet; thence N.11°59'28"E., a
 985 distance of 271.56 feet; thence N.37°00'30"E., a
 986 distance of 306.68 feet to the POINT OF BEGINNING.

987
 988 Said tract contains 15,214,335 square feet or 349.2731
 989 acres, more or less.

990
 991 Also:

992
 993 That portion of Sections 22 and 23, lying within the
 994 following described property:

995
 996 A tract of land lying in Sections 22 and 23, Township
 997 35 South, Range 19 East, Manatee County, Florida and
 998 being more particularly described as follows:

999
 1000 Commence at the southeast corner of Section 22,

ENROLLED

HB 895

2022 Legislature

1001 Township 35 South, Range 19 East; thence N.89°29'42"W.
 1002 along the south line of said Section 22, 587.90 feet;
 1003 thence N.00°30'18"E., perpendicular with said south
 1004 line, a distance of 802.96 feet to the POINT OF
 1005 BEGINNING; thence N.66°35'24"E., a distance of 31.03
 1006 feet; thence S.45°47'43"E., a distance of 68.87 feet;
 1007 thence N.22°15'45"E., a distance of 66.77 feet; thence
 1008 N.21°25'53"E., a distance of 88.19 feet; thence
 1009 N.08°37'00"E., a distance of 159.00 feet; thence
 1010 N.57°02'56"E., a distance of 594.02 feet; thence
 1011 N.07°52'51"W., a distance of 27.87 feet; thence
 1012 N.61°22'29"W., a distance of 167.29 feet; thence
 1013 N.83°56'09"W., a distance of 103.18 feet; thence
 1014 S.85°40'21"W., a distance of 75.29 feet; thence
 1015 S.44°35'18"W., a distance of 66.94 feet; thence
 1016 S.82°54'53"W., a distance of 86.64 feet; thence
 1017 S.48°07'08"W., a distance of 74.53 feet; thence
 1018 S.26°33'46"W., a distance of 49.90 feet; thence
 1019 S.39°24'11"W., a distance of 50.01 feet to a point on
 1020 the northerly line of a Conservation Easement as
 1021 recorded in the Official Records Book 1524, Page 5098
 1022 of the Public Records of Manatee County, Florida; the
 1023 following 15 calls are along the northerly and
 1024 westerly lines of said Conservation Easement; thence
 1025 S.63°06'49"W., a distance of 38.30 feet; thence

ENROLLED

HB 895

2022 Legislature

1026 S.30°38'41"W., a distance of 53.69 feet; thence
 1027 S.68°49'15"W., a distance of 91.30 feet; thence
 1028 S.51°14'32"W., a distance of 68.98 feet; thence
 1029 S.76°31'40"W., a distance of 62.88 feet; thence
 1030 S.45°09'35"W., a distance of 35.02 feet; thence
 1031 S.36°11'14"E., a distance of 48.92 feet; thence
 1032 S.18°26'10"E., a distance of 45.74 feet; thence
 1033 S.09°12'08"W., a distance of 19.73 feet; thence
 1034 S.32°09'14"E., a distance of 76.50 feet; thence
 1035 S.07°27'24"E., a distance of 35.67 feet; thence
 1036 S.29°09'12"E., a distance of 41.08 feet; thence
 1037 S.11°37'55"E., a distance of 49.89 feet; thence
 1038 S.51°55'08"E., a distance of 29.11 feet; thence
 1039 S.67°03'11"E., a distance of 66.38 feet to the POINT
 1040 OF BEGINNING.

1041
 1042 Said tract contains 249,186 square feet or 5.7205
 1043 acres, more or less.

1044
 1045 Section 23, Township 35 South, Range 19 East:

1046
 1047 That portion of Section 23, Township 35 South, Range
 1048 19 East, lying north of State Road 70;

1049
 1050 Also:

ENROLLED

HB 895

2022 Legislature

1051
 1052 That portion of Section 23, Township 35 South, Range
 1053 19 East, lying southerly of the right-of-way line for
 1054 State Road 70, easterly of premises described in
 1055 Special Warranty Deed to Sarasota Development, L.L.C.,
 1056 recorded in Official Record Book 1892, Page 750 of
 1057 said Public Records and easterly of the (Proposed
 1058 Braden River Mitigation Bank), described above;
 1059
 1060 Section 24, Township 35 South, Range 19 East:
 1061
 1062 All of Section 24, Township 35 South, Range 19 East;
 1063
 1064 Less:
 1065
 1066 Right-of-way for State Road 70;
 1067
 1068 Section 25, Township 35 South, Range 19 East:
 1069
 1070 All of Section 25, Township 35 South, Range 19 East;
 1071
 1072 Less:
 1073
 1074 Right-of-way for State Road 70;
 1075

ENROLLED

HB 895

2022 Legislature

1076 Section 26, Township 35 South, Range 19 East:
 1077
 1078 All of Section 26, Township 35 South, Range 19 East,
 1079 including that portion of the Phase 2 Parcel,
 1080 described in Memorandum of Purchase Option Agreement,
 1081 recorded in Official Record Book 1892, Page 776 Public
 1082 Records of Manatee County, Florida, being more
 1083 particularly described below, under Section 27,
 1084 Township 35 South, Range 19 East;
 1085
 1086 Less:
 1087
 1088 Premises described in Special Warranty Deed to
 1089 Sarasota Development, L.L.C., recorded in Official
 1090 Record Book 1892, Page 750 Public Records of Manatee
 1091 County, Florida; less and except premises described in
 1092 Special Warranty Deed to SLV II CCE Venture, LP,
 1093 recorded in Official Record Book 2596, Page 7390
 1094 Public Records of Manatee County, Florida;
 1095
 1096 Less:
 1097
 1098 Premises conveyed to SLAB, LLC in Special Warranty
 1099 Deed recorded in Official Record Book 2596, Page 7381
 1100 of said Public Records of Manatee County, Florida;

ENROLLED

HB 895

2022 Legislature

1101
 1102 Section 27, Township 35 South, Range 19 East:
 1103
 1104 All of Section 27, lying southerly of the Phase 2
 1105 Parcel, described in Memorandum of Purchase Option
 1106 Agreement, recorded in Official Record Book 1892, Page
 1107 776 of said Public Records and southerly of the Phase
 1108 1 Parcel and Entry Road Parcel, described in Special
 1109 Warranty Deed to Sarasota Development, L.L.C.,
 1110 recorded in Official Record Book 1892, Page 750 Public
 1111 Records of Manatee County, Florida;
 1112
 1113 Also:
 1114
 1115 The Phase 2 Parcel, described in Memorandum of
 1116 Purchase Option Agreement, recorded in Official Record
 1117 Book 1892, Page 776 Public Records of Manatee County,
 1118 Florida, lying in Sections 26 and 27, Township 35
 1119 South, Range 19 East, described as follows:
 1120
 1121 A tract of land lying in Sections 26 and 27, Township
 1122 35 South, Range 19 East, Manatee County, Florida and
 1123 described as follows:
 1124
 1125 Commence at the Northwest corner of said Section 27;

ENROLLED

HB 895

2022 Legislature

1126 | thence S.89°29'32"E. along the north line of said
 1127 | Section 27, a distance of 56.31 feet to a point on the
 1128 | easterly line of Lorraine Road, a 120-foot wide public
 1129 | right-of-way, also being point of curvature of a non-
 1130 | tangent curve to the left, of which the radius point
 1131 | lies N.89°18'01"E., a radial distance of 5,940.00
 1132 | feet; thence southerly along the arc of said curve,
 1133 | through a central angle of 04°26'58", an arc length of
 1134 | 461.28 feet to the point of reverse curvature of a
 1135 | curve to the right having a radius of 6,060.00 feet
 1136 | and a central angle of 05°31'12"; thence southerly
 1137 | along the arc of said curve, a distance of 583.83 feet
 1138 | to the end of said curve; thence S.89°37'46"E. along a
 1139 | line radial to the last described curve, a distance of
 1140 | 240.68 feet; thence S.40°36'26"E., a distance of
 1141 | 257.70 feet; thence S.81°04'26"E., a distance of
 1142 | 540.66 feet; thence S.49°05'50"E., a distance of
 1143 | 215.16 feet; thence N.40°54'10"E., a distance of
 1144 | 656.03 feet; thence N.69°00'00"E., a distance of
 1145 | 414.64 feet to the point of curvature of a curve to
 1146 | the right having a radius of 325.00 feet and a central
 1147 | angle of 93°51'32"; thence southeasterly along the arc
 1148 | of said curve, an arc length of 532.40 feet to the
 1149 | point of tangency of said curve; thence S.17°08'28"E.,
 1150 | a distance of 477.41 feet to the point of curvature of

ENROLLED

HB 895

2022 Legislature

1151 a curve to the left having a radius of 1,304.68 feet
 1152 and a central angle of $46^{\circ}09'43''$; thence southeasterly
 1153 along the arc of said curve, an arc length of 1,051.15
 1154 feet to the point of compound curvature of a curve to
 1155 the left having a radius of 300.00 feet and a central
 1156 angle of $27^{\circ}41'00''$; thence easterly along the arc of
 1157 said curve, an arc length of 144.95 feet to the point
 1158 of reverse curvature of a curve to the right having a
 1159 radius of 300.00 feet and a central angle of
 1160 $33^{\circ}34'45''$; thence easterly along the arc of said
 1161 curve, a distance of 175.82 feet to the point of
 1162 reverse curvature of a curve to the left having a
 1163 radius of 500.00 feet and a central angle of
 1164 $14^{\circ}40'42''$; thence southeasterly along the arc of said
 1165 curve, a distance of 128.09 feet to the POINT OF
 1166 BEGINNING; thence N. $39^{\circ}42'17''$ E., a distance of
 1167 1,366.14 feet; thence N. $71^{\circ}15'17''$ E., a distance of
 1168 132.13 feet to the point of curvature of a curve to
 1169 the right having a radius of 265.00 feet and a central
 1170 angle of $28^{\circ}19'05''$; thence easterly along the arc of
 1171 said curve, an arc length of 130.97 feet to the point
 1172 of reverse curvature of a curve to the left having a
 1173 radius of 155.00 feet and a central angle of
 1174 $30^{\circ}13'47''$; thence easterly along the arc of said
 1175 curve, a distance of 81.78 feet to the point of

ENROLLED

HB 895

2022 Legislature

1176 reverse curvature of a curve to the right having a
 1177 radius of 270.00 feet and a central angle of
 1178 $23^{\circ}31'53''$; thence easterly along the arc of said
 1179 curve, a distance of 110.89 feet to the point of
 1180 reverse curvature of a curve to the left having a
 1181 radius of 95.00 feet and a central angle of $52^{\circ}06'49''$;
 1182 thence northeasterly along the arc of said curve, a
 1183 distance of 86.41 feet to the point of tangency of
 1184 said curve; thence $N.40^{\circ}45'38''E.$, a distance of 298.99
 1185 feet to the point of curvature of a curve to the left
 1186 having a radius of 30.00 feet and a central angle of
 1187 $33^{\circ}41'32''$; thence northeasterly along the arc of said
 1188 curve, an arc length of 17.64 feet to the point of
 1189 tangency of said curve; thence $N.07^{\circ}04'07''E.$, a
 1190 distance of 174.24 feet to the point of curvature of a
 1191 curve to the left having a radius of 80.00 feet and a
 1192 central angle of $27^{\circ}39'30''$; thence northerly along the
 1193 arc of said curve, an arc length of 38.62 feet to the
 1194 point of tangency of said curve; thence $N.20^{\circ}35'23''W.$,
 1195 a distance of 166.34 feet to the point of curvature of
 1196 a curve to the right having a radius of 70.00 feet and
 1197 a central angle of $77^{\circ}05'18''$; thence northerly along
 1198 the arc of said curve, an arc length of 94.18 feet to
 1199 the point of compound curvature of a curve to the
 1200 right having a radius of 750.00 feet and a central

ENROLLED

HB 895

2022 Legislature

1201 angle of $07^{\circ}46'18''$; thence northeasterly along the arc
 1202 of said curve, an arc length of 101.73 feet to the
 1203 point of compound curvature of a curve to the right
 1204 having a radius of 220.00 feet and a central angle of
 1205 $88^{\circ}47'03''$; thence easterly along the arc of said
 1206 curve, an arc length of 340.91 feet to the point of
 1207 reverse curvature of a curve to the left having a
 1208 radius of 130.00 feet and a central angle of
 1209 $26^{\circ}24'49''$; thence southeasterly along the arc of said
 1210 curve, a distance of 59.93 feet to the point of
 1211 reverse curvature of a curve to the right having a
 1212 radius of 120.00 feet and a central angle of
 1213 $55^{\circ}00'55''$; thence southeasterly along the arc of said
 1214 curve, a distance of 115.22 feet to the point of
 1215 reverse curvature of a curve to the left having a
 1216 radius of 130.00 feet and a central angle of
 1217 $108^{\circ}23'06''$; thence southeasterly along the arc of said
 1218 curve, a distance of 245.92 feet to the point of
 1219 tangency of said curve; thence $N.73^{\circ}16'16''E.$, a
 1220 distance of 141.48 feet to the point of curvature of a
 1221 curve to the left having a radius of 70.00 feet and a
 1222 central angle of $82^{\circ}19'35''$; thence northeasterly along
 1223 the arc of said curve, an arc length of 100.58 feet to
 1224 the point of reverse curvature of a curve to the right
 1225 having a radius of 70.00 feet and a central angle of

ENROLLED

HB 895

2022 Legislature

1226 68°01'53"; thence northeasterly along the arc of said
 1227 curve, a distance of 83.12 feet to the point of
 1228 reverse curvature of a curve to the left having a
 1229 radius of 95.00 feet and a central angle of 60°36'52";
 1230 thence northeasterly along the arc of said curve, a
 1231 distance of 100.50 feet to the point of tangency of
 1232 said curve; thence N.01°38'19"W., a distance of 186.20
 1233 feet; thence N.88°23'11"E., a distance of 344.58 feet
 1234 to the point of curvature of a non-tangent curve to
 1235 the left, of which the radius point lies
 1236 N.88°23'11"E., a radial distance of 115.00 feet;
 1237 thence southeasterly along the arc of said curve,
 1238 through a central angle of 105°16'41", an arc length
 1239 of 211.31 feet to the point of reverse curvature of a
 1240 curve to the right having a radius of 220.00 feet and
 1241 a central angle of 81°21'02"; thence southeasterly
 1242 along the arc of said curve, a distance of 312.36 feet
 1243 to the point of tangency of said curve; thence
 1244 S.25°32'28"E., a distance of 142.25 feet to the point
 1245 of curvature of a curve to the left having a radius of
 1246 155.00 feet and a central angle of 127°49'24"; thence
 1247 easterly along the arc of said curve, an arc length of
 1248 345.80 feet to the point of reverse curvature of a
 1249 curve to the right having a radius of 145.00 feet and
 1250 a central angle of 50°15'09"; thence northeasterly

ENROLLED

HB 895

2022 Legislature

1251 along the arc of said curve, a distance of 127.18 feet
 1252 to the point of reverse curvature of a curve to the
 1253 left having a radius of 130.00 feet and a central
 1254 angle of 127°23'16"; thence northerly along the arc of
 1255 said curve, a distance of 289.03 feet to the point of
 1256 reverse curvature of a curve to the right having a
 1257 radius of 30.00 feet and a central angle of 62°22'12";
 1258 thence northerly along the arc of said curve, a
 1259 distance of 32.66 feet to the point of tangency of
 1260 said curve; thence N.11°52'14"E., a distance of 47.37
 1261 feet; thence N.88°23'11"E., a distance of 424.82 feet
 1262 to the point of curvature of a curve to the right
 1263 having a radius of 500.00 feet and a central angle of
 1264 17°30'03"; thence easterly along the arc of said
 1265 curve, an arc length of 152.72 feet to the point of
 1266 reverse curvature of a curve to the left having a
 1267 radius of 500.00 feet and a central angle of
 1268 15°22'06"; thence easterly along the arc of said
 1269 curve, a distance of 134.11 feet to the point of
 1270 reverse curvature of a curve to the right having a
 1271 radius of 750.00 feet and a central angle of
 1272 31°38'30"; thence easterly along the arc of said
 1273 curve, a distance of 414.19 feet to the point of
 1274 reverse curvature of a curve to the left having a
 1275 radius of 300.00 feet and a central angle of

ENROLLED

HB 895

2022 Legislature

1276 64°53'57"; thence easterly along the arc of said
 1277 curve, a distance of 339.81 feet to the point of
 1278 tangency of said curve; thence N.57°15'40"E., a
 1279 distance of 219.84 feet; thence S.37°15'24"E., a
 1280 distance of 54.75 feet; thence S.19°56'50"E., a
 1281 distance of 97.95 feet; thence S.24°32'50"E., a
 1282 distance of 61.35 feet; thence S.22°56'33"E., a
 1283 distance of 70.86 feet; thence S.31°12'58"E., a
 1284 distance of 30.80 feet; thence S.17°19'12"E., a
 1285 distance of 83.40 feet; thence S.12°40'53"E., a
 1286 distance of 88.21 feet; thence S.11°11'41"E., a
 1287 distance of 95.61 feet; thence S.20°13'54"E., a
 1288 distance of 93.20 feet; thence S.08°13'38"E., a
 1289 distance of 82.77 feet; thence S.23°07'39"W., a
 1290 distance of 85.27 feet; thence S.36°11'08"W., a
 1291 distance of 55.31 feet; thence S.33°40'31"W., a
 1292 distance of 64.96 feet; thence S.24°59'05"W., a
 1293 distance of 39.88 feet; thence S.01°57'16"E., a
 1294 distance of 42.48 feet; thence S.41°44'47"E., a
 1295 distance of 64.61 feet; thence S.66°37'53"E., a
 1296 distance of 64.05 feet; thence N.89°47'09"E., a
 1297 distance of 82.13 feet; thence S.85°44'48"E., a
 1298 distance of 30.22 feet; thence S.45°05'19"E., a
 1299 distance of 111.73 feet; thence S.14°16'58"E., a
 1300 distance of 38.36 feet; thence S.45°20'10"W., a

ENROLLED

HB 895

2022 Legislature

1301 distance of 124.58 feet to the point of curvature of a
 1302 curve to the right having a radius of 300.00 feet and
 1303 a central angle of 31°57'45"; thence southwesterly
 1304 along the arc of said curve, an arc length of 167.36
 1305 feet to the point of tangency of said curve; thence
 1306 S.77°17'56"W., a distance of 121.43 feet to the point
 1307 of curvature of a curve to the left having a radius of
 1308 200.00 feet and a central angle of 22°43'46"; thence
 1309 southwesterly along the arc of said curve, an arc
 1310 length of 79.34 feet to the point of tangency of said
 1311 curve; thence S.54°34'10"W., a distance of 441.05 feet
 1312 to the point of curvature of a curve to the right
 1313 having a radius of 200.00 feet and a central angle of
 1314 42°19'55"; thence westerly along the arc of said
 1315 curve, an arc length of 147.77 feet to the point of
 1316 reverse curvature of a curve to the left having a
 1317 radius of 200.00 feet and a central angle of
 1318 16°51'13"; thence westerly along the arc of said
 1319 curve, a distance of 58.83 feet to the point of
 1320 tangency of said curve; thence S.80°02'52"W., a
 1321 distance of 293.78 feet to the point of curvature of a
 1322 curve to the right having a radius of 200.00 feet and
 1323 a central angle of 49°09'14"; thence westerly along
 1324 the arc of said curve, an arc length of 171.58 feet to
 1325 the point of reverse curvature of a curve to the left

ENROLLED

HB 895

2022 Legislature

1326 | having a radius of 200.00 feet and a central angle of
 1327 | 38°04'03"; thence westerly along the arc of said
 1328 | curve, a distance of 132.88 feet to the point of
 1329 | tangency of said curve; thence N.88°51'58"W., a
 1330 | distance of 87.04 feet to the point of curvature of a
 1331 | curve to the left having a radius of 500.00 feet and a
 1332 | central angle of 22°24'10"; thence westerly along the
 1333 | arc of said curve, an arc length of 195.50 feet to the
 1334 | point of reverse curvature of a curve to the right
 1335 | having a radius of 300.00 feet and a central angle of
 1336 | 43°13'43"; thence westerly along the arc of said
 1337 | curve, a distance of 226.35 feet to the point of
 1338 | reverse curvature of a curve to the left having a
 1339 | radius of 200.00 feet and a central angle of
 1340 | 32°02'15"; thence westerly along the arc of said
 1341 | curve, a distance of 111.83 feet to the point of
 1342 | reverse curvature of a curve to the right having a
 1343 | radius of 300.00 feet and a central angle of
 1344 | 23°01'12"; thence westerly along the arc of said
 1345 | curve, a distance of 120.53 feet to the point of
 1346 | reverse curvature of a curve to the left having a
 1347 | radius of 300.00 feet and a central angle of
 1348 | 20°39'54"; thence westerly along the arc of said
 1349 | curve, a distance of 108.20 feet to the point of
 1350 | tangency of said curve; thence S.82°16'39"W., a

ENROLLED

HB 895

2022 Legislature

1351 distance of 205.12 feet to the point of curvature of a
 1352 curve to the left having a radius of 300.00 feet and a
 1353 central angle of 25°22'04"; thence westerly along the
 1354 arc of said curve, an arc length of 132.83 feet to the
 1355 point of tangency of said curve; thence S.56°54'35"W.,
 1356 a distance of 16.80 feet to the point of curvature of
 1357 a curve to the right having a radius of 300.00 feet
 1358 and a central angle of 32°18'02"; thence westerly
 1359 along the arc of said curve, an arc length of 169.13
 1360 feet to the point of tangency of said curve; thence
 1361 S.89°12'37"W., a distance of 130.29 feet to the point
 1362 of curvature of a curve to the left having a radius of
 1363 300.00 feet and a central angle of 34°39'07"; thence
 1364 westerly along the arc of said curve, an arc length of
 1365 181.44 feet to the point of tangency of said curve;
 1366 thence S.54°33'30"W., a distance of 58.73 feet to the
 1367 point of curvature of a curve to the right having a
 1368 radius of 500.00 feet and a central angle of
 1369 36°25'43"; thence westerly along the arc of said
 1370 curve, an arc length of 317.90 feet to the point of
 1371 tangency of said curve; thence N.89°00'47"W., a
 1372 distance of 111.19 feet to the point of curvature of a
 1373 curve to the left having a radius of 500.00 feet and a
 1374 central angle of 22°46'21"; thence westerly along the
 1375 arc of said curve, an arc length of 198.73 feet to the

ENROLLED

HB 895

2022 Legislature

1376 point of tangency of said curve; thence S.68°12'52"W.,
 1377 a distance of 55.21 feet to the point of curvature of
 1378 a curve to the right having a radius of 500.00 feet
 1379 and a central angle of 20°06'52"; thence westerly
 1380 along the arc of said curve, an arc length of 175.53
 1381 feet to the point of tangency of said curve; thence
 1382 S.88°19'44"W., a distance of 135.20 feet to the point
 1383 of curvature of a curve to the left having a radius of
 1384 300.00 feet and a central angle of 22°54'06"; thence
 1385 westerly along the arc of said curve, an arc length of
 1386 119.91 feet to the point of tangency of said curve;
 1387 thence S.65°25'38"W., a distance of 102.22 feet to the
 1388 point of curvature of a curve to the right having a
 1389 radius of 300.00 feet and a central angle of
 1390 33°05'48"; thence westerly along the arc of said
 1391 curve, an arc length of 173.29 feet to the point of
 1392 tangency of said curve; thence N.81°28'34"W., a
 1393 distance of 29.29 feet to the point of curvature of a
 1394 curve to the left having a radius of 300.00 feet and a
 1395 central angle of 26°43'39"; thence westerly along the
 1396 arc of said curve, an arc length of 139.94 feet to the
 1397 point of tangency of said curve; thence S.71°47'48"W.,
 1398 a distance of 174.58 feet to the point of curvature of
 1399 a curve to the right having a radius of 300.00 feet
 1400 and a central angle of 36°07'04"; thence westerly

ENROLLED

HB 895

2022 Legislature

1401 along the arc of said curve, an arc length of 189.11
 1402 feet to the point of tangency of said curve; thence
 1403 N.72°05'08"W., a distance of 687.44 feet to the POINT
 1404 OF BEGINNING.

1405
 1406 Said tract contains 7,769,611 square feet or 178.3657
 1407 acres, more or less.

1408
 1409 Less:

1410
 1411 DESCRIPTION: Special Warranty Deed - O.R. Book 2221,
 1412 Page 4402

1413
 1414 A tract of land lying in Section 27, Township 35
 1415 South, Range 19 East, Manatee County, Florida and
 1416 described as follows:

1417
 1418 Commence at the Northwest corner of said Section 27;
 1419 thence S.89°29'32"E. along the north line of said
 1420 Section 27, a distance of 56.31 feet to a point on the
 1421 easterly line of Lorraine Road, a 120-foot wide public
 1422 right-of-way, also being the point of curvature of a
 1423 non-tangent curve to the left, of which the radius
 1424 point lies N.89°18'01"E., a radial distance of
 1425 5,940.00 feet; thence southerly along the arc of said

ENROLLED

HB 895

2022 Legislature

1426 curve, through a central angle of $04^{\circ}26'58''$, an arc
 1427 length of 461.28 feet to the point of reverse
 1428 curvature of a curve to the right having a radius of
 1429 6,060.00 feet and a central angle of $05^{\circ}31'12''$; thence
 1430 southerly along the arc of said curve, a distance of
 1431 583.83 feet to the end of said curve; thence
 1432 $S.89^{\circ}37'46''E.$ along a line radial to the last
 1433 described curve, a distance of 240.68 feet; thence
 1434 $S.40^{\circ}36'26''E.$ a distance of 257.70 feet; thence
 1435 $S.81^{\circ}04'26''E.$ a distance of 540.66 feet; thence
 1436 $S.49^{\circ}05'50''E.$ a distance of 215.16 feet; thence
 1437 $N.40^{\circ}54'10''E.$ a distance of 656.03 feet; thence
 1438 $N.69^{\circ}00'00''E.$ a distance of 257.96 feet the POINT OF
 1439 BEGINNING; thence $N.69^{\circ}00'00''E.$, a distance of 156.67
 1440 feet to the point of curvature of a curve to the right
 1441 having a radius of 325.00 feet and a central angle of
 1442 $88^{\circ}23'34''$; thence southeasterly along the arc of said
 1443 curve, an arc length of 501.39 feet to the point of
 1444 tangency of said curve; thence $N.57^{\circ}58'54''W.$, a
 1445 distance of 261.63 feet to the point of curvature of a
 1446 non-tangent curve to the left, of which the radius
 1447 point lies $S.16^{\circ}31'11''W.$, a radial distance of 275.00
 1448 feet; thence westerly along the arc of said curve,
 1449 through a central angle of $33^{\circ}06'57''$, an arc length of
 1450 158.94 feet to the point of reverse curvature of a

ENROLLED

HB 895

2022 Legislature

1451 curve to the right having a radius of 332.00 feet and
 1452 a central angle of 20°43'35"; thence westerly along
 1453 the arc of said curve, a distance of 120.10 feet to
 1454 the point of reverse curvature of a curve to the left
 1455 having a radius of 268.00 feet and a central angle of
 1456 14°02'42"; thence westerly along the arc of said
 1457 curve, a distance of 65.70 feet to the point of
 1458 tangency of said curve to the POINT OF BEGINNING.

1459
 1460 Said tract contains 26,076 square feet or 0.5986
 1461 acres, more or less.

1462
 1463 Less:

1464
 1465 DESCRIPTION: Special Warranty Deed - O.R. Book 2221,
 1466 Page 4402

1467
 1468 A tract of land lying in Section 27, Township 35
 1469 South, Range 19 East, Manatee County, Florida and
 1470 described as follows:

1471
 1472 Commence at the northwest corner of said Section 27;
 1473 thence S.89°29'32"E., along the north line of said
 1474 Section 27, a distance of 56.31 feet to a point on the
 1475 easterly line of Lorraine Road, a 120-foot wide right-

ENROLLED

HB 895

2022 Legislature

1476 of-way, also being the point of curvature of a non-
 1477 tangent curve to the left, of which the radius point
 1478 lies N.89°18'01"E., a radial distance of 5,940.00
 1479 feet; thence southerly along the arc of said curve,
 1480 through a central angle of 04°26'58", an arc length of
 1481 461.28 feet to the point of reverse curvature of a
 1482 curve to the right having a radius of 6,060.00 feet
 1483 and a central angle of 05°31'12"; thence southerly
 1484 along the arc of said curve, a distance of 583.83 feet
 1485 to the end of said curve, said point also being the
 1486 southwest corner of the Access Parcel as described in
 1487 Official Records Book 1892, page 750 of the Public
 1488 Records of Manatee County, Florida; the following five
 1489 calls are along the south boundary line of said Access
 1490 Parcel; thence S.89°37'46"E., along a line radial to
 1491 the last described curve, a distance of 240.68 feet;
 1492 thence S.40°36'26"E., a distance of 257.70 feet;
 1493 thence S.81°04'26"E., a distance of 540.66 feet;
 1494 thence S.49°05'50"E., a distance of 215.16 feet;
 1495 thence N.40°54'10"E., a distance of 656.03 feet to a
 1496 point on the south boundary line of Parcel 1, as
 1497 recorded in Official Record Book 1892, Page 750, of
 1498 said Public Records; thence N.69°00'00"E., along said
 1499 south boundary line, a distance of 257.96 feet to the
 1500 point of curvature of a non-tangent curve to the

ENROLLED

HB 895

2022 Legislature

1501 right, of which the radius point lies S.09°54'54"E., a
 1502 radial distance of 268.00 feet; thence easterly along
 1503 the arc of said curve, through a central angle of
 1504 14°02'42", an arc length of 65.70 feet to the point of
 1505 reverse curvature of a curve to the left having a
 1506 radius of 332.00 feet and a central angle of
 1507 20°43'35"; thence easterly along the arc of said
 1508 curve, a distance of 120.10 feet to the point of
 1509 reverse curvature of a curve to the right having a
 1510 radius of 275.00 feet and a central angle of
 1511 33°06'57"; thence easterly along the arc of said
 1512 curve, a distance of 158.94 feet to the end of said
 1513 curve; thence S.57°58'54"E., along a line non-tangent
 1514 to the last described curve, a distance of 261.63 feet
 1515 to the point of curvature of a non-tangent curve to
 1516 the right, of which the radius point lies
 1517 S.67°23'34"W., a radial distance of 325.00 feet, said
 1518 point being the POINT OF BEGINNING; thence along the
 1519 arc, in a southerly direction, passing through a
 1520 central angle of 05°27'58", an arc length of 31.01
 1521 feet to the point of tangency of said curve; thence
 1522 S.17°08'28"E., a distance of 477.41 feet; thence
 1523 N.17°18'27"W., a distance of 508.37 feet to the POINT
 1524 OF BEGINNING.

ENROLLED

HB 895

2022 Legislature

1526 Said tract contains 360 square feet or 0.01 acres,
 1527 more or less.

1528
 1529 Less:

1530
 1531 DESCRIPTION: Special Warranty Deed - O.R. 2221, Page
 1532 4411

1533
 1534 A tract of land lying in Section 27, Township 35
 1535 South, Range 19 East, Manatee County, Florida and
 1536 described as follows:

1537
 1538 Commence at the Northwest corner of said Section 27;
 1539 thence S.89°29'32"E. along the north line of said
 1540 Section 27, a distance of 56.31 feet to a point on the
 1541 easterly line of Lorraine Road, a 120-foot wide public
 1542 right-of-way, also being the point of curvature of a
 1543 non-tangent curve to the left, of which the radius
 1544 point lies N.89°18'01"E., a radial distance of
 1545 5,940.00 feet; thence southerly along the arc of said
 1546 curve, through a central angle of 04°26'58", an arc
 1547 length of 461.28 feet to the point of reverse
 1548 curvature of a curve to the right having a radius of
 1549 6,060.00 feet and a central angle of 05°31'12"; thence
 1550 southerly along the arc of said curve, a distance of

ENROLLED

HB 895

2022 Legislature

1551 583.83 feet to the end of said curve, said point being
 1552 the southwest corner of the Access Parcel as described
 1553 in Official Record Book 1892, Page 750 of the Public
 1554 Records of Manatee County, Florida; the following four
 1555 (4) calls are along the southerly line of said Access
 1556 Parcel; (1) thence S.89°37'46"E. along a line radial
 1557 to the last described curve, a distance of 240.68
 1558 feet; (2) thence S.40°36'26"E. a distance of 257.70
 1559 feet; (3) thence S.81°04'26"E. a distance of 540.66
 1560 feet; (4) thence S.49°05'50"E. a distance of 215.16
 1561 feet; thence N.40°54'10"E., along the south line of
 1562 said Access Parcel and the south line of Phase 1, as
 1563 described in said Official Record Book 1892, Page 750,
 1564 a distance of 462.14 feet to the POINT OF BEGINNING;
 1565 the following two (2) calls are along the south line
 1566 of said Phase 1; (1) thence continue N.40°54'10"E., a
 1567 distance of 193.89 feet; (2) thence N.69°00'00"E., a
 1568 distance of 257.96 feet to the point of curvature of a
 1569 non-tangent curve to the right, of which the radius
 1570 point lies S.09°54'54"E., a radial distance of 268.00
 1571 feet; thence easterly along the arc of said curve,
 1572 through a central angle of 14°02'42", an arc length of
 1573 65.70 feet to the point of reverse curvature of a
 1574 curve to the left having a radius of 332.00 feet and a
 1575 central angle of 20°43'35"; thence easterly along the

ENROLLED

HB 895

2022 Legislature

1576 arc of said curve, a distance of 120.10 feet to the
 1577 point of reverse curvature of a curve to the right
 1578 having a radius of 275.00 feet and a central angle of
 1579 33°06'57"; thence easterly along the arc of said
 1580 curve, a distance of 158.94 feet to the end of said
 1581 curve; thence S.57°58'54"E., a distance of 261.63 feet
 1582 to the northerly line of Country Club East Investors,
 1583 LLC property, as recorded in Official Record Book
 1584 2094, Page 2170, of said Public Records; thence
 1585 S.17°18'27"E., along said northerly line, a distance
 1586 of 43.59 feet; thence N.56°24'12"W., a distance of
 1587 287.20 feet to the point of curvature of a non-tangent
 1588 curve to the left, of which the radius point lies
 1589 S.32°01'06"W., a radial distance of 32.50 feet; thence
 1590 northwesterly along the arc of said curve, through a
 1591 central angle of 17°15'45", an arc length of 9.79 feet
 1592 to the point of compound curvature of a curve to the
 1593 left having a radius of 254.50 feet and a central
 1594 angle of 31°21'08"; thence westerly along the arc of
 1595 said curve, an arc length of 139.26 feet to the point
 1596 of reverse curvature of a curve to the right having a
 1597 radius of 352.50 feet and a central angle of
 1598 09°54'31"; thence westerly along the arc of said
 1599 curve, a distance of 60.96 feet to the point of
 1600 reverse curvature of a curve to the left having a

ENROLLED

HB 895

2022 Legislature

1601 radius of 32.50 feet and a central angle of 37°05'48";
 1602 thence southwesterly along the arc of said curve, a
 1603 distance of 21.04 feet to the point of curvature of a
 1604 non-tangent curve to the right, of which the radius
 1605 point lies N.43°46'37"W., a radial distance of 212.50
 1606 feet; thence westerly along the arc of said curve,
 1607 through a central angle of 44°56'31", an arc length of
 1608 166.68 feet to the point of reverse curvature of a
 1609 curve to the left having a radius of 287.50 feet and a
 1610 central angle of 50°15'44"; thence southwesterly along
 1611 the arc of said curve, a distance of 252.21 feet to
 1612 the point of tangency of said curve; thence
 1613 S.40°54'10"W., a distance of 111.31 feet; thence
 1614 N.49°05'50"W., a distance of 42.50 feet to the POINT
 1615 OF BEGINNING.

1616
 1617 Said tract contains 39,215 square feet or 0.9003
 1618 acres, more or less.

1619
 1620 Less:

1621
 1622 Right-of-way for Lorraine Road;

1623
 1624 Section 34, Township 35 South, Range 19 East:
 1625

ENROLLED

HB 895

2022 Legislature

1626 All of Section 34, Township 35 South, Range 19 East,
 1627 lying easterly of the east right-of-way line of
 1628 Lorraine Road;

1629

1630 Less:

1631

1632 Premises described in Special Warranty Deed to The
 1633 School Board of Manatee County, recorded in Official
 1634 Record Book 1959, Page 2350 Public Records of Manatee
 1635 County, Florida; (School Site J)

1636

1637 Less:

1638

1639 Premises described in Special Warranty Deed to the
 1640 Diocese of Venice, recorded in Official Record Book
 1641 1532, Page 5848, Less and except premises described in
 1642 Special Warranty Deed to Schroeder-Manatee Ranch,
 1643 Inc., recorded in Official Record Book 1928, Page 3242
 1644 of said Public Records:

1645

1646 Less:

1647

1648 Premises described in Special Warranty Deed to the
 1649 Diocese of Venice, recorded in Official Record Book
 1650 1928, Page 3248 Public Records of Manatee County,

ENROLLED

HB 895

2022 Legislature

1651 Florida;

1652

1653 Less:

1654

1655 Premises described in Corrective Warranty Deed to

1656 Harvest United Methodist Church, Inc., recorded in

1657 Official Record Book 1747, Page 777 of said Public

1658 Records:

1659

1660 Less:

1661

1662 Premises described in Corrective Special Warranty Deed

1663 to Cornerstone Presbyterian Church of Sarasota, Inc.,

1664 recorded in Official Record Book 1655, Page 5526 of

1665 said Public Records and being more particularly

1666 described as follows:

1667

1668 Description: Cornerstone Presbyterian Church of

1669 Sarasota, Inc. - OR 1655, Page 5526

1670

1671 Commence at the Southwest corner of Section 34,

1672 Township 35 S, Range 19 E, thence S 89°58'32" E along

1673 the Southerly line of said Section 34 (same being the

1674 County line), a distance of 618.97 feet to the

1675 intersection with the centerline of "Lorraine Road"

ENROLLED

HB 895

2022 Legislature

1676 (120 feet wide); thence N 00°01'28" E along the
 1677 centerline of said "Lorraine Road", 1020.28 feet;
 1678 thence S 89°58'32" E, perpendicular with said
 1679 centerline, a distance of 60.00 feet to the
 1680 intersection with the Easterly line of said "Lorraine
 1681 Road" for a Point of Beginning; thence N00°01'28" E,
 1682 along said Easterly line, a distance of 382.49 feet to
 1683 the P.C. of a curve concave to the West, having a
 1684 radius of 10560.00 feet; thence run Northerly along
 1685 said Easterly line and the arc of said curve, through
 1686 a central angle of 01°56'28", a distance of 357.76
 1687 feet to the P.R.C. of a curve concave to the
 1688 Southeast, having a radius of 50.00 feet; thence
 1689 leaving said Easterly line, run Northeasterly along
 1690 the arc of said curve, through a central angle of
 1691 90°00'00", a distance of 78.54 feet to the P.T. of
 1692 said curve; thence N 88°05'00"E 446.97 feet; thence S
 1693 00°01'28" W 806.99 feet; thence N 89°58'32" W a
 1694 distance of 488.93 feet to the Point of Beginning.
 1695 Being and lying in Section 34, Township 35 S, Range 19
 1696 E, Manatee County, Florida.
 1697
 1698 Section 35, Township 35 South, Range 19 East:
 1699
 1700 All of Section 35, Township 35 South, Range 19 East;

ENROLLED

HB 895

2022 Legislature

1701
 1702 Section 36, Township 35 South, Range 19 East:
 1703
 1704 All of Section 36, Township 35 South, Range 19 East;
 1705
 1706 Section 1, Township 36 South, Range 19 East:
 1707
 1708 All of Section 1, Township 36 South, Range 19 East;
 1709
 1710 Section 2, Township 36 South, Range 19 East:
 1711
 1712 All of Section 2, Township 36 South, Range 19 East;
 1713
 1714 Section 3, Township 36 South, Range 19 East:
 1715
 1716 All of Section 3, Township 36 South, Range 19 East;
 1717
 1718 Less:
 1719
 1720 Premises described in Special Warranty Deed to Polo
 1721 Ranches of Sarasota, Inc., recorded in Official Record
 1722 Book 2602, Page 702 of the Public Records of Sarasota
 1723 County, Florida;
 1724
 1725 Less:

ENROLLED

HB 895

2022 Legislature

1726
 1727 Premises described in Special Warranty Deed to Polo
 1728 Ranches of Sarasota, Inc., recorded in Official
 1729 Instrument Number 2000076164 of the Public Records of
 1730 Sarasota County, Florida;
 1731
 1732 Section 4, Township 36 South, Range 19 East:
 1733
 1734 All of Section 4, Township 36 South, Range 19 East;
 1735
 1736 Less:
 1737
 1738 Premises described in Special Warranty Deed to Polo
 1739 Ranches of Sarasota, Inc., recorded in Official Record
 1740 Book 2602, Page 702 of the Public Records of Sarasota
 1741 County, Florida;
 1742
 1743 Less:
 1744
 1745 A portion of Premises described in Warranty Deed to
 1746 Out-of-Door Academy of Sarasota, Inc., recorded in
 1747 Official Record Book 2858, Page 189 of the Public
 1748 Records of Sarasota County, Florida
 1749
 1750 Section 5, Township 36 South, Range 19 East:

ENROLLED

HB 895

2022 Legislature

1751
 1752 That portion of Section 5, Township 36 South, Range 19
 1753 East, lying east of premises described in Warranty
 1754 Deed to Out-of-Door Academy of Sarasota, Inc.,
 1755 recorded in Official Record Book 2858, Page 189 of the
 1756 Public Records of Sarasota County, Florida;

1757
 1758 Also:

1759
 1760 That portion of Section 5, Township 36 South, Range 19
 1761 East, lying southerly of the following described
 1762 properties:

1763
 1764 Premises described in Warranty Deed to Out-of-Door
 1765 Academy of Sarasota, Inc., recorded in Official Record
 1766 Book 2858, Page 189 of the Public Records of Sarasota
 1767 County, Florida

1768
 1769 Lakewood Ranch Corporate Park, Unit 3C, recorded in
 1770 Plat Book 43, Page 34, Public Records of Sarasota
 1771 County, Florida;

1772
 1773 Lakewood Ranch Corporate Park, Unit 3B, recorded in
 1774 Plat Book 42, Page 30, Public Records of Sarasota
 1775 County, Florida;

ENROLLED

HB 895

2022 Legislature

1776
 1777 Lakewood Ranch Corporate Park, Unit 3A, recorded in
 1778 Plat Book 41, Page 19, Public Records of Sarasota
 1779 County, Florida;
 1780
 1781 Lakewood Ranch Corporate Park, Unit 1, recorded in
 1782 Plat Book 38, Page 26, Public Records of Sarasota
 1783 County, Florida;
 1784
 1785 Lakewood Ranch Corporate Park, Unit 4, Phase 1,
 1786 recorded in Plat Book 43, Page 22, Public Records of
 1787 Sarasota County, Florida;
 1788
 1789 Section 6, Township 36 South, Range 19 East:
 1790
 1791 That portion of Section 6, Township 36 South, Range 19
 1792 East, lying east of the right-of-way of Interstate 75
 1793 and south of the following described properties:
 1794
 1795 Lakewood Ranch Corporate Park, Unit 4, Phase 1,
 1796 recorded in Plat Book 43, Page 22, Public Records of
 1797 Sarasota County, Florida;
 1798
 1799 Lakewood Ranch Corporate Park, Unit 4, recorded in
 1800 Plat Book 40, Page 37, Public Records of Sarasota

ENROLLED

HB 895

2022 Legislature

1801 County, Florida;
 1802
 1803 Lakewood Ranch Corporate Park, Unit 6, Phase 2,
 1804 recorded in Plat Book 42, Page 23, Public Records of
 1805 Sarasota County, Florida;
 1806
 1807 Less:
 1808
 1809 Premises described in Corporate Warranty Deed to
 1810 Sarasota County, recorded in Official Record
 1811 Instrument Number 2002146329, Public Records of
 1812 Sarasota County, Florida;
 1813
 1814 Section 7, Township 36 South, Range 19 East:
 1815
 1816 That portion of Section 7, Township 36 South, Range 19
 1817 East, lying east of the right-of-way of Interstate 75;
 1818
 1819 Less:
 1820
 1821 Premises described in Warranty Deed to Sarasota
 1822 County, recorded in Official Instrument Number
 1823 2004118447, Public Records of Sarasota County,
 1824 Florida;
 1825

ENROLLED

HB 895

2022 Legislature

1826 Less:
 1827
 1828 Premises described in Corporate Warranty Deed to
 1829 Sarasota County, recorded in Official Record Book
 1830 2880, Page 1528, Public Records of Sarasota County,
 1831 Florida;
 1832
 1833 Section 8, Township 36 South, Range 19 East:
 1834
 1835 All of Section 8, Township 36 South, Range 19 East;
 1836
 1837 Less:
 1838
 1839 Premises described in Special Warranty Deed to Florida
 1840 Power & Light Company, recorded in Official Record
 1841 Book 2848, Page 77, Public Records of Sarasota County,
 1842 Florida;
 1843
 1844 Section 9, Township 36 South, Range 19 East:
 1845
 1846 All of Section 9, Township 36 South, Range 19 East;
 1847
 1848 Section 10, Township 36 South, Range 19 East:
 1849
 1850 All of Section 10, Township 36 South, Range 19 East;

ENROLLED

HB 895

2022 Legislature

1851
 1852 Section 11, Township 36 South, Range 19 East:
 1853
 1854 All of Section 11, Township 36 South, Range 19 East;
 1855
 1856 Section 12, Township 36 South, Range 19 East:
 1857
 1858 All of Section 12, Township 36 South, Range 19 East;
 1859
 1860 Section 15, Township 36 South, Range 19 East:
 1861
 1862 DESCRIPTION: FERNANDEZ TO SCHROEDER-MANATEE RANCH,
 1863 INC. (O.R. 2508, Page 1392)
 1864
 1865 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST
 1866 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36
 1867 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS
 1868 FOLLOWS:
 1869
 1870 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4
 1871 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 S.,
 1872 RANGE 19 E., SAME BEING THE NORTHEAST CORNER OF SAID
 1873 SECTION 15; THENCE N 89°32'01" W, ALONG THE NORTH LINE
 1874 OF SAID SECTION 15, A DISTANCE OF 1022.06 FT. FOR A
 1875 POINT OF BEGINNING: THENCE CONTINUE N 89°32'01" W,

ENROLLED

HB 895

2022 Legislature

1876 ALONG SAID NORTH LINE, 150.01 FT.; THENCE S 00°09'44"
 1877 E, A DISTANCE OF 695.18 FT. TO THE P.C. OF A CURVE
 1878 CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00
 1879 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID
 1880 CURVE, THROUGH A CENTRAL ANGLE OF 29°37'26", A
 1881 DISTANCE OF 659.22 FT. TO THE INTERSECTION WITH THE
 1882 SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
 1883 OF SAID SECTION 15; THENCE S 89°50'22" E, ALONG SAID
 1884 SOUTH LINE, A DISTANCE OF 176.75 FT.; THENCE N
 1885 32°55'31" W, A DISTANCE OF 26.67 FT. TO THE P.C. OF A
 1886 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
 1887 1125.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC
 1888 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°45'47", A
 1889 DISTANCE OF 643.30 FT. TO THE P.T. OF SAID CURVE;
 1890 THENCE N 00°09'44" W, A DISTANCE OF 693.53 FT. TO THE
 1891 POINT OF BEGINNING, BEING AND LYING IN THE NORTHEAST
 1892 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 36
 1893 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA.

1894
 1895 PARCEL CONTAINS 4.6786 ACRES, MORE OR LESS.

1896
 1897 Also:

1898
 1899 DESCRIPTION: FERLISE TO SCHROEDER-MANATEE RANCH, INC.
 1900 (O.R. 2508, PAGE 1388)

ENROLLED

HB 895

2022 Legislature

1901
 1902 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE SOUTHEAST
 1903 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF
 1904 SECTION 15, TOWNSHIP 36 S., RANGE 19 E., BEING MORE
 1905 PARTICULARLY DESCRIBED AS FOLLOWS:
 1906
 1907 COMMENCE AT THE NORTHEAST CORNER OF SECTION 15,
 1908 TOWNSHIP 36 S., RANGE 19 E., THENCE S 00°10'42" W,
 1909 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF
 1910 1318.21 FT. TO THE NORTHEAST CORNER OF THE SOUTHEAST
 1911 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N
 1912 89°50'22" W, ALONG THE NORTH LINE OF SAID SOUTHEAST
 1913 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 820.77 FT. FOR
 1914 A POINT OF BEGINNING: THENCE S 32°55'31" E, A DISTANCE
 1915 OF 595.82 FT. TO THE P.C. OF A CURVE CONCAVE TO THE
 1916 SOUTHWEST, HAVING A RADIUS OF 3075.00 FT.; THENCE RUN
 1917 SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A
 1918 CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 577.64 FT.
 1919 TO THE P.T. OF SAID CURVE; THENCE S 22°09'44" E, A
 1920 DISTANCE OF 208.25 FT. TO THE P.C. OF A CURVE CONCAVE
 1921 TO THE SOUTHWEST, HAVING A RADIUS OF 2075.00 FT.;
 1922 THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE,
 1923 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF
 1924 784.41 FT. TO THE P.T. OF SAID CURVE AND THE
 1925 INTERSECTION WITH THE EAST LINE OF SECTION 15,

ENROLLED

HB 895

2022 Legislature

1926 TOWNSHIP 36 S., RANGE 19 E.; THENCE S 00°30'10" E,
 1927 ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF
 1928 1986.51 FT. TO THE SOUTHEAST CORNER OF SAID SECTION
 1929 15; THENCE S 89°10'27" W, ALONG THE SOUTH LINE OF SAID
 1930 SECTION 15, 150.04 FT.; THENCE N 00°33'44" E, 2.24
 1931 FT.; THENCE N 00°30'10" W, PARALLEL WITH THE EAST LINE
 1932 OF SAID SECTION 15 AND 150.0 FT. WESTERLY THEREFROM A
 1933 DISTANCE OF 1985.11 FT. TO THE P.C. OF A CURVE CONCAVE
 1934 TO THE SOUTHWEST, HAVING A RADIUS OF 1925.00 FT.;
 1935 THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE,
 1936 THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF
 1937 727.70 FT. TO THE P.T. OF SAID CURVE; THENCE N
 1938 22°09'44" W, A DISTANCE OF 208.25 FT. TO THE P.C. OF A
 1939 CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
 1940 2925.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC
 1941 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A
 1942 DISTANCE OF 549.46 FT. TO THE P.T. OF SAID CURVE;
 1943 THENCE N 32°55'31" W, A DISTANCE OF 622.48 FT. TO THE
 1944 P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A
 1945 RADIUS OF 1275.00 FT.; THENCE RUN NORTHWESTERLY, ALONG
 1946 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
 1947 03°08'21", A DISTANCE OF 69.85 FT. TO THE INTERSECTION
 1948 WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE
 1949 NORTHEAST 1/4 OF SAID SECTION 15; THENCE S 89°50'22"
 1950 E, ALONG SAID NORTH LINE, A DISTANCE OF 176.75 FT. TO

ENROLLED

HB 895

2022 Legislature

1951 THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15,
 1952 TOWNSHIP 36 S., RANGE 19E., SARASOTA COUNTY, FLORIDA.
 1953
 1954 PARCEL CONTAINS 14.3223 ACRES, MORE OR LESS.
 1955
 1956 Section 22, Township 36 South, Range 19 East:
 1957
 1958 DESCRIPTION: ANDREWS TO SCHROEDER-MANATEE RANCH, INC.
 1959 (O.R. 2508, PAGE 1384)
 1960
 1961 A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST
 1962 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36
 1963 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS
 1964 FOLLOWS:
 1965
 1966 COMMENCE AT THE NORTHEAST CORNER OF SECTION 22,
 1967 TOWNSHIP 36 S., RANGE 19 E. FOR A POINT OF BEGINNING:
 1968 THENCE S 00°33'44" W, ALONG THE EAST LINE OF SAID
 1969 SECTION 22, A DISTANCE OF 1126.17 FT. TO THE NORTHEAST
 1970 CORNER OF THAT CERTAIN 52.0 FT. WIDE PARCEL OF LAND
 1971 KNOWN AS "PARCEL 161". AS DESCRIBED AND RECORDED IN
 1972 CHANCERY BOOK 3, PAGE 206 THROUGH 242, PUBLIC RECORDS
 1973 OF SARASOTA COUNTY, FLORIDA; THENCE N 89°26'16" W,
 1974 ALONG THE NORTHERLY LINE OF SAID "PARCEL 161", A
 1975 DISTANCE OF 52.00 FT. TO THE NORTHWEST CORNER OF SAID

ENROLLED

HB 895

2022 Legislature

1976 "PARCEL 161"; THENCE S 00°33'44" W, ALONG THE WESTERLY
 1977 LINE OF SAID "PARCEL 161", PARALLEL WITH THE EAST LINE
 1978 OF SAID SECTION 22 AND 52.0 FT. WESTERLY THEREFROM, A
 1979 DISTANCE OF 135.20 FT. TO THE INTERSECTION WITH THE
 1980 NORTHERLY R/W OF STATE ROAD NO. 780 (FRUITVILLE ROAD)
 1981 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION R/W
 1982 MAPS SECTION 17040-2501 (SARASOTA COUNTY ROAD PLAT
 1983 BOOK 2, PAGE 7F); SAID POINT BEING ON THE ARC OF A
 1984 CURVE WHOSE RADIUS POINT LIES S 00°03'33" E, 17221.74
 1985 FT.; THENCE RUN WESTERLY, ALONG SAID NORTHERLY R/W AND
 1986 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
 1987 00°19'33.8", A DISTANCE OF 98.01 FT.; THENCE N
 1988 00°33'44" E, PARALLEL WITH THE EAST LINE OF SAID
 1989 SECTION 22 AND 150.0 FT. WESTERLY THEREFROM, A
 1990 DISTANCE OF 1259.08 FT. TO THE INTERSECTION WITH THE
 1991 NORTH LINE OF SAID SECTION 22; THENCE N 89°10'27" E,
 1992 ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF
 1993 150.04 FT. TO THE POINT OF BEGINNING, BEING AND LYING
 1994 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION
 1995 22, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY,
 1996 FLORIDA.

1997
 1998 PARCEL CONTAINS 4.1774 ACRES, MORE OR LESS.

1999
 2000 Section 4, Township 36 South, Range 20 East

ENROLLED

HB 895

2022 Legislature

2001	<u>Southwest 1/4 Section 4, Township 36 South, Range 20 East</u>
2002	
2003	Section 5, Township 36 South, Range 20 East:
2004	
2005	The south half of Section 5, Township 36 South, Range
2006	20 East;
2007	
2008	Section 6, Township 36 South, Range 20 East:
2009	
2010	All of Section 6, Township 36 South, Range 20 East;
2011	
2012	Section 7, Township 36 South, Range 20 East:
2013	
2014	All of Section 7, Township 36 South, Range 20 East;
2015	
2016	Section 8, Township 36 South, Range 20 East:
2017	
2018	All of Section 8, Township 36 South, Range 20 East;
2019	
2020	<u>Section 9, Township 36 South, Range 20 East</u>
2021	<u>West 1/2 of Section 9, Township 36 South, Range 20 East</u>
2022	
2023	<u>Section 16, Township 36 South, Range 20 East</u>
2024	<u>West 1/2 of Section 16, Township 36 South, Range 20 East</u>
2025	

ENROLLED

HB 895

2022 Legislature

2026 Section 17, Township 36 South, Range 20 East
 2027 All of Section 17, Township 36 South, Range 20 East
 2028
 2029 Section 19, Township 36 South, Range 20 East
 2030 North 1/2 of N 1/2 of Section 19, Township 36 South, Range
 2031 20 East, lying north of Fruitville Road
 2032
 2033 Section 20, Township 36 South, Range 20 East
 2034 North 1/2 of Section 20, Township 36 South, Range 20 East,
 2035 lying north of Fruitville Road
 2036 Less: 2-3
 2037 Commencing at the northeast corner of Section 20, Township
 2038 36 South, Range 20 East; thence run South 00°53'28" East
 2039 along the east line of said Section 20 a distance of 200.00
 2040 feet to the Point of Beginning; thence South 89°06'32" West
 2041 a distance of 1334.00 feet; thence South 00°53'28" East a
 2042 distance of 1399.08 feet to the northerly right-of-way line
 2043 of Fruitville Road; thence South 63°31'20" East along said
 2044 northerly right-of-way line a distance of 1502.14 feet;
 2045 thence North 00°53'28" West along said east line of Section
 2046 20, a distance of 2089.64 feet to the Point of Beginning.
 2047 Lying and being in Section 20, Township 36S., Range 20E.,
 2048 in Sarasota County, Florida
 2049
 2050 Section 21, Township 36 South, Range 20 East

ENROLLED

HB 895

2022 Legislature

2051 That portion of premises described in Official Record
 2052 Instrument #2005012489 lying in Section 21, Township 36
 2053 South, Range 20 East, lying north of Fruitville Road;
 2054 Also:
 2055 Premises described in Official Record Book 2371, Page 818,
 2056 lying in Section 21, Township 36 South, Range 20 East.
 2057
 2058 Section 24, Township 36 South, Range 19 East
 2059 North 1/2 of the Northeast 1/4 of Section 24, Township 36
 2060 South, Range 19 East, lying north of Fruitville Road.
 2061
 2062 Less:
 2063
 2064 ~~A strip of land 50-foot wide, described as beginning~~
 2065 ~~at the southwest corner of Section 8, Township 36~~
 2066 ~~South, Range 20 East, thence South 87°10'13" East,~~
 2067 ~~511.24 feet for POINT OF BEGINNING; thence North~~
 2068 ~~42°59'05" West to a point lying 50 feet north of the~~
 2069 ~~south line of Section 8; thence easterly along a line~~
 2070 ~~parallel to and 50 feet north of, the south line of~~
 2071 ~~Section 8 to a point lying 529.3 feet west of the east~~
 2072 ~~line of said Section 8; thence southwesterly 70.7 feet~~
 2073 ~~to point on south line of Section 8, lying 600 feet~~
 2074 ~~westerly of the southeast corner of Section 8; thence~~
 2075 ~~westerly along the south section line of said Section~~

ENROLLED

HB 895

2022 Legislature

2076 | ~~8 to the POINT OF BEGINNING, lying and being in~~
 2077 | ~~Section 8, Township 36 South, Range 20 East, Sarasota~~
 2078 | ~~County, Florida.~~

2079 |
 2080 | Section 5, Township 35 South, Range 20 East; (Tax
 2081 | Parcel 303815005, 304600059 & 304700008)

2082 |
 2083 | TRACTS 43, 44, 45 AND 46 IN SEC 5, TOGETHER WITH E1/2
 2084 | OF PLATTED R/W LYING W OF TRACTS 43 & 44; AND THE N1/2
 2085 | OF PLATTED R/W LYING S OF TRACTS 44, 45 & 46, ABOVE
 2086 | DESCRIBED TRACTS & R/W'S VACATED BY RESOLUTION #R-94-
 2087 | 06-V RECORDED IN OR1436 PG1116, ARMITAGE TRACT
 2088 | TOGETHER WITH AND SUBJECT TO A DRAINAGE EASEMENT
 2089 | DESCRIBED AS FOLLOWS: THE N 50 FT OF THE S 623 FT OF
 2090 | THE E 1700 FT OF THE W 3/4 OF THE NW 1/4 OF SD SEC 5
 2091 | (1426/822) PI#3038.1500/5

2092 |
 2093 | Also:

2094 |
 2095 | TRACTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21,
 2096 | 22, 23, 24 TOGETHER WITH E1/2 OF PLATTED R/W LYING W
 2097 | OF TRACTS 9 THRU 16; AND S1/2 OF PLATTED R/W LYING N
 2098 | OF TRACT 9 & N C OF THE W1/2 OF TRACT 24; AND THE N1/2
 2099 | OF PLATTED R/W LYING S OF TRACTS 16 & 17, ABOVE
 2100 | DESCRIBED TRACTS & R/W VACATED BY RESOLUTION #R-94-06-

ENROLLED

HB 895

2022 Legislature

2101 V RECORDED IN OR1436 PG1116 WATERBURY GRAPEFRUIT
 2102 TRACTS;
 2103
 2104 Also:
 2105
 2106 TRACT 20 WATERBURY GRAPEFRUIT TRACTS (1426/819) NOW
 2107 VACATED, BY RESOLUTION #R-94-06-V RECORDED IN OR1436
 2108 PG1116. PI#3047.0000/8
 2109
 2110 Section 6, Township 35 South, Range 20 East; (Tax
 2111 Parcel 305915059)
 2112
 2113 TRACTS 1 THRU 32, LESS THE E 200.0 FT OF TRACTS 29,
 2114 30, 31, & 32; ALSO LESS A PORTION OF SD TRACT 1
 2115 CONVEYED TO THE STATE OF FLORIDA, BOARD OF TRUSTEES OF
 2116 INTERNAL IMPROVEMENT TRUST FUND AS DESCRIBED AS:
 2117 COMMENCING AT THE NW CORNER OF SEC 6, TOWNSHIP 35S,
 2118 RANGE 20E, RUN 315 FT S, THENCE 300 FT E, THENCE 315
 2119 FT N, THENCE 300 FT W. CONTAINING 2.17 AC M/L
 2120 (963/346) AND LESS R/W FOR SR 64;
 2121
 2122 Also:
 2123
 2124 TRACTS 37 THRU 56, WATERBURY GRAPEFRUIT TRACTS, AS PER
 2125 PLAT THEREOF REC IN PB 2 PG 37;

ENROLLED

HB 895

2022 Legislature

2126
 2127 Also:
 2128
 2129 TRACTS 40, 41 AND 42 OF ARMITAGE TRACT, AS PER PLAT
 2130 THEREOF REC IN PB 1 PG 316 (1426/822)
 2131
 2132 TOGETHER WITH: THE PLATTED R/W LYING E OF TRACTS 17
 2133 THRU 28 & W OF TRACTS 37 THRU 48; AND THE PLATTED R/W
 2134 LYING N OF TRACTS 9, 24, 41 & 56 & S OF TRACTS 8, 25 &
 2135 40 WATERBURY GRAPEFRUIT TRACTS & S OF TRACTS 40 & 42
 2136 ARMITAGE TRACT; ALSO THE N1/2 OF PLATTED R/W LYING S
 2137 OF TRACTS 16, 17, 48 & 49 WATERBURY GRAPEFRUIT TRACTS;
 2138 AND THE W1/2 OF PLATTED R/W LYING E OF TRACTS 49 THRU
 2139 56 WATERBURY GRAPEFRUIT TRACTS & E OF TRACTS 41 & 42
 2140 ARMITAGE TRACTS; ABOVE DESCRIBED TRACTS & R/W'S
 2141 VACATED BY RESO # R-94-06-V REC IN OR 1436 PG 1116;
 2142
 2143 LESS:
 2144
 2145 OR 2532/0871 DESCRIBED AS: PARCEL 501: A PARCEL OF
 2146 LAND LOCATED IN SEC 6 TOWNSHIP 35S RANGE 20E, MANATEE
 2147 COUNTY FL AND BEING MORE PART DESCRIBED AS FOLLOWS:
 2148 COMMENCE AT THE NW CORNER OF SEC 6, TOWNSHIP 35S RANGE
 2149 20E; THENCE S 00 DEG 01 MIN 30 SEC E ALNG THE W LN OF
 2150 SD SEC 6 A DIST OF 50 FT TO THE INTERSECTION WITH THE

ENROLLED

HB 895

2022 Legislature

2151 SLY R/W OF SR 64 AS SHOWN ON THE FDOT R/W MAP SEC
 2152 1305-250; THENCE S 89 DEG 22 MIN 30 SEC E ALNG THE SD
 2153 SLY R/W A DIST OF 663.84 FT TO THE POB OF THE
 2154 DESCRIBED PARCEL; THENCE CONTINUE S 89 DEG 22 MIN 30
 2155 SEC E ALNG THE SD SLY R/W A DIST OF 580 FT; THENCE S
 2156 00 DEG 37 MIN 30 SEC W A DIST OF 17 FT; THENCE N 89
 2157 DEG 22 MIN 30 SEC W PARALLEL WITH & 17 FT SLY OF, THE
 2158 SD SLY R/W A DIST OF 580 FT; THENCE N 00 DEG 37 MIN 30
 2159 SEC E A DIST OF 17 FT TO THE POB;

2160
 2161 LESS:

2162
 2163 Premises conveyed in Official Record Book 1506, Page
 2164 5177 of the Public Records of Manatee County, Florida.

2165
 2166 Section 7, Township 35 South, Range 20 East; (Tax
 2167 Parcel 306800059 & 306700006)

2168
 2169 TRACTS 1 THRU 64 LESS TRACT 32 WATERBURY GRAPEFRUIT
 2170 TRACTS (1426/819)

2171
 2172 TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING N OF
 2173 TRACT 1, 33 & 64; THE E1/2 OF PLATTED R/W LYING W OF
 2174 TRACT 33; THE PLATTED R/W LYING E OF TRACT 17 THRU 31
 2175 & W OF TRACTS 34 THRU 48; THE PLATTED R/W LYING N OF

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

ENROLLED

HB 895

2022 Legislature

2176 TRACTS 9, 24, 41 & 56 & S OF TRACTS 8, 25, 40 & 57;
 2177 THE W1/2 OF PLATTED R/W LYING E OF TRACTS 57 THRU 64;
 2178 AND THE N1/2 OF PLATTED R/W LYING S OF TRACTS 16, 17,
 2179 48 & 49, WATERBURY GRAPEFRUIT TRACTS, ABOVE DESCRIBED
 2180 TRACTS & R/W'S VACATED BY RESO #R-94-06-V RECORDED IN
 2181 OR1436 PG1116; LESS THAT PART INCLUDED IN OR 2537/1315
 2182 DESCRIBED AS: COMMENCE AT THE NW CORNER OF SEC 6
 2183 TOWNSHIP 35S RANGE 20E; THENCE S 00 DEG 12 MIN 39 SEC
 2184 W, ALNG THE W LN OF SD SEC 6, A DIST OF 2641.15 FT TO
 2185 THE W1/4 CORNER OF SD SEC 6; THENCE S 00 DEG 13 MIN 29
 2186 SEC W, ALNG SD W LINE, A DIST OF 99.32 FT; THENCE S 89
 2187 DEG 46 MIN 31 SEC E, PERPENDICULAR WITH W LINE, A DIST
 2188 OF 3584.84 FT FOR A POB; THENCE S 64 DEG 13 MIN 03 SEC
 2189 E, 1936.96 FT; THENCE S 09 DEG 58 MIN 13 SEC E, 31.33
 2190 FT; THENCE S 17 DEG 01 MIN 29 SEC W, 126.62 FT; THENCE
 2191 S 24 DEG 19 MIN 44 SEC W, 473.48 FT; THENCE S 23 DEG
 2192 51 MIN 26 SEC W, 1482.31 FT; THENCE S 24 DEG 33 MIN 01
 2193 SEC W, 258.76 FT; THENCE S 23 DEG 07 MIN 08 SEC W,
 2194 541.89 FT; THENCE S 22 DEG 49 MIN 34 SEC W, 704.57 FT;
 2195 THENCE S 24 DEG 52 MIN 37 SEC W, 571.35 FT; THENCE N
 2196 69 DEG 30 MIN 08 SEC W, 482.12 FT; THENCE N 69 DEG 49
 2197 MIN 41 SEC W, 279.36 FT; THENCE N 69 DEG 51 MIN 48 SEC
 2198 W, 841.32 FT; THENCE N 68 DEG 51 MIN 40 SEC W, 154.70
 2199 FT; THENCE N 24 DEG 42 MIN 02 SEC W, 60.34 FT; THENCE
 2200 N 04 DEG 36 MIN 06 SEC W, 151.31 FT; THENCE N 02 DEG

ENROLLED

HB 895

2022 Legislature

2201 25 MIN 05 SEC E, 406.94 FT; THENCE N 27 DEG 39 MIN 16
 2202 SEC E, 1688.19 FT; THENCE N 23 DEG 56 MIN 52 SEC E,
 2203 1888.23 FT; THENCE N 13 DEG 33 MIN 32 SEC E, 192.53
 2204 FT; THENCE N 11 DEG 49 MIN 10 SEC W A DIST OF 53.10 TO
 2205 THE POB, BEING & LYING IN SEC 5, 6 & 7 TOWNSHIP 35S
 2206 RANGE 20E PI#3068.0005/9

2207
 2208 Also:

2209
 2210 TRACT 32 TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING
 2211 N OF TRACT 32; AND THE W1/2 OF PLATTED R/W LYING E OF
 2212 TRACT 32, WATERBURY GRAPEFRUIT TRACTS, ABOVE TRACT &
 2213 R/W'S VACATED BY RESOLUTION #R-94-06-V RECORDED IN
 2214 OR1436 PG1116. PI#3067.0000/6

2215
 2216 Section 8, Township 35 South, Range 20 East; (Tax
 2217 Parcel 307000000)

2218
 2219 TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30,
 2220 31, 32 WATERBURY GRAPEFRUIT TRACTS (1426/819)

2221
 2222 TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING N OF
 2223 TRACTS 1 & 32; AND THE E1/2 OF PLATTED R/W LYING W OF
 2224 TRACTS 1 THRU 8 WATERBURY GRAPEFRUIT TRACTS, ABOVE
 2225 DESCRIBED TRACTS & R/W'S VACATED BY RESO #R-94-06-V

ENROLLED

HB 895

2022 Legislature

2226 | RECORDED IN OR1436 PG1116. PI#3070.0000/0
 2227 |
 2228 | Section 17, Township 35 South, Range 20 East; (Tax
 2229 | Parcel 319000006)
 2230 |
 2231 | TRACTS 2 THRU 31, WATERBURY GRAPEFRUIT TRACTS
 2232 | (1426/819)
 2233 |
 2234 | TOGETHER WITH: THE PLATTED R/W LYING S OF TRACTS 8 &
 2235 | 25 & N OF TRACTS 9 & 24; AND THE E1/2 OF PLATTED R/W
 2236 | LYING W OF TRACTS 2 THRU 16 WATERBURY GRAPEFRUIT
 2237 | TRACTS; ABOVE TRACTS & R/W VACATED BY RESO #R-94-06-V
 2238 | REC IN OR1436 PG1116 PI#3190.0000/6
 2239 |
 2240 | Section 18, Township 35 South, Range 20 East; (Tax
 2241 | Parcel 319800009)
 2242 |
 2243 | TRACTS 1 TO 64 INCL WATERBURY GRAPEFRUIT TRACTS
 2244 | (1426/819)
 2245 |
 2246 | TOGETHER WITH: THE S1/2 OF PLATTED R/W LYING N OF
 2247 | TRACTS 1, 32, 33 & 64; THE PLATTED R/W LYING E OF
 2248 | TRACTS 17 THRU 32 & W OF TRACTS 33 THRU 48; THE
 2249 | PLATTED R/W LYING S OF TRACTS 8, 25, 40 & 57 & N OF
 2250 | TRACTS 9, 24, 41 & 56; ALSO THE W1/2 OF PLATTED R/W

ENROLLED

HB 895

2022 Legislature

2251 LYING E OF TRACTS 49 THRU 63 WATERBURY GRAPEFRUIT
 2252 TRACTS; ABOVE TRACTS & R/W'S VACATED BY RESOLUTION #R-
 2253 94-06-V RECORDED IN OR1436 PG1116 PI#3198.000/9
 2254
 2255 CONTAINING A TOTAL AREA OF 27,598 ~~25,605~~ ACRES, PLUS
 2256 OR MINUS.

2257
 2258 Section 2. In the election provided for in section 3, each
 2259 assessable acre or fraction thereof present in person or by
 2260 proxy shall be counted as one vote pursuant to section 5(2)(b)
 2261 of chapter 2005-338, Laws of Florida.

2262 Section 3. This section and section 2 shall take effect
 2263 upon this act becoming a law, and section 1 shall take effect
 2264 upon approval by a majority vote of the owners of land within
 2265 the area described in section 1, who are not exempt from ad
 2266 valorem taxes or non-ad valorem assessments and who are present
 2267 in person or by proxy at a landowners' meeting to be held within
 2268 90 days after the effective date of this act. Such landowners'
 2269 meeting shall be noticed as provided in section 5(2)(a) of
 2270 chapter 2005-338, Laws of Florida.