

Committee Substitute for House Bill No. 1235

An act relating to the Lakewood Ranch Stewardship District, Manatee and Sarasota Counties; amending chapter 2005-338, Laws of Florida; revising the boundaries of the district; amending district powers to allow the district to provide sustainable or green infrastructure improvements, facilities, and services; requiring a referendum; providing an effective date.

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

Section 1. Section 4 of chapter 2005-338, Laws of Florida, is amended to read:

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

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

Section 29, Township 34 South, Range 19 East:

That portion of Section 29, lying south of the right-of-way of State Road 64 and east of the record plat of Lakewood Ranch Commerce Park, Block C, recorded in Plat Book 38, Page 160 through 163 of the Public Records of Manatee County, Florida;

Section 31, Township 34 South, Range 19 East:

That portion of the southeast quarter of Section 31, lying east of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-Way, as recorded in Official Record Book 1429, Page 3703 Public Records of Manatee County, Florida; also that portion of the southeast quarter of said Section 31, lying west of said Lakewood Ranch Boulevard, south of Lakewood Ranch Commerce Park, Block B, recorded in Plat Book 36, Pages 71 through 77 of said Public Records and east of the east line of the “Manatee County Landfill” as described in Special Warranty Deed to Manatee County, recorded in Official Record Book 1166, Page 3590, Public Records of Manatee County, Florida;

Section 32, Township 34 South, Range 19 East:

That portion of the west half of Section 32, lying east of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-Way, as recorded in Official Record Book 1429, Page 3703 of said Public Records, less and except the record plat of Lakewood Ranch Commerce Park, Block C, recorded in Plat Book 38, Page 160 through 163 of said Public Records, also less and except premises described in Special Warranty Deed to Lakewood Flex Properties Phase II, Inc, recorded in Official Record Book 1934, Page 5505 Public Records of Manatee County, Florida;

Also:

The west half of the southeast quarter of said Section 32;

Also:

The southeast quarter of the southeast quarter of said Section 32, less and except premises described in Special warranty Deed to Ashton Associates of Sarasota, L.L.C., recorded in Official Record Book 1888, Page 7567 Public Records of Manatee County, Florida;

Also:

The northwest quarter of the northeast quarter lying south of State Road 64, less and except the east 100-feet described in Warranty Deed to John D. Taylor and Beverly J. Taylor, recorded in Official Record Book 1331, Page 0041 Public Records of Manatee County, Florida;

Also:

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

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

Also:

That part of the southwest quarter of the northeast quarter of Section 32, Township 34 South, Range 19 East, described as follows: Commence at a concrete monument found marking the southwest corner of the southwest quarter of the northeast quarter of Section 32, Township 34 South, Range 19 East, as occupied by John D. Taylor & being the southwest corner of that certain parcel of land as described in Official Record Book 656 Page 103 of the Public Records of Manatee County, Florida, for a POINT OF BEGINNING; thence S.89°35'55"E., along the south line of said southeast quarter of northeast quarter, 290.77 feet; thence N. 00° 42' 08"E., parallel with the west line of said southwest quarter of northeast quarter, 299.62 feet; thence N. 89°35'55"W. along the northerly line of said land described in Official Record Book 656 Page 103, a distance of 290.77 feet to the intersection with the west line of said southwest quarter of the northeast quarter; thence S.00 °42'08W., along the west line of said southwest quarter of the northeast quarter, a distance of 299.62 feet to the POINT OF BEGINNING, being & lying in the southwest quarter of the northeast quarter of Section 32, township 34 South, Range 19 East, Manatee County, Florida;

Section 33, Township 34 South, Range 19 East:

The east half, the northeast quarter of the northwest quarter, the northwest quarter of the northwest quarter, the southeast quarter of the northwest quarter, and the southwest quarter of the southwest quarter of Section 33, Township 34 South, Range 19 East,

Less:

Road right-of-way for State Road 64 and less that part of the above described property, lying north and east of said State Road 64 as described in Official Record Book 1095, Page 256;

Less:

Road right-of-way for Pope Road;

Less:

Premises described in Special Warranty Deed to Roy F. Green, recorded in Official Record Book 1752, Page 4576;

Less:

Premises described in Special Warranty Deed to Triko Enterprises, Inc, recorded in Official Record Book 1407, Page 3313 and Official Record Book 1752, Page 2251;

Less:

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

Section 35, Township 34 South, Range 19 East:

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

Less:

Road right-of-way for State Road 64

Section 36, Township 34 South, Range 19 East:

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

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:

The south half of the north half, the southeast quarter of the southwest quarter, and the southeast quarter of Section 3, Township 35 South, Range 19 East;

Less:

Road right-of-way for Lorraine Road

Section 4, Township 35 South, Range 19 East:

The northwest quarter of the northeast quarter, the south-half of the northeast quarter, the east half of the northeast quarter of the northwest quarter, the southeast quarter of the northwest quarter, the south-half of the southwest quarter of the northwest quarter, the north-half of the south-half, the southeast quarter of the southwest quarter, and the south half of the southeast quarter of Section 4, Township 35 South, Range 19 East;

Less:

Premises described in Special Warranty Deed to Ellenton Fruit Company, recorded in Official Record Book 1472, Page 4620

Less:

Road right-of-way for Pope Road, recorded in Road Plat Book 8, Pages 138 through 152

Section 5, Township 35 South, Range 19 East:

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

Less:

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

Less:

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

Less:

Road right-of-way for Pope Road, recorded in Road Plat Book 8, Pages 138 through 152

Section 6, Township 35 South, Range 19 East:

That portion of Section 6, Township 35 South, Range 19 East, lying easterly of east line of the “Manatee County Landfill”, as described in Special Warranty Deed to Manatee County, recorded in Official Record Book 1166, Page 3590, Public Records of Manatee County, Florida;

Less:

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

Less:

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

Section 7, Township 35 South, Range 19 East:

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

Also:

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

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

A tract lying in Sections 7 and 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of the North ½ of Section 17, Township 35 South, Range 19 East, also being the Southeast corner of the North ½ of Section 18, Township 35 South, Range 19 East; thence S.89°34'40"E., along the South line of the North ½ of said Section 17, a distance of 187.55 feet to the intersection with the Westerly Right-of-way of Lakewood Ranch Boulevard (formerly Upper Manatee River Road Extension), a 120-foot wide public right-of-way as recorded in Official Record Book 1429, Page 3703 of the Public Records of Manatee County, Florida, said point being on the arc of a curve to the right, whose radius point lies N.63°58'46"E., a radial distance of 2310.00 feet; thence run northwesterly, along said westerly right-of-way for the following five calls; thence along the arc of said curve, through a central angle of 23°42'37", a distance of 955.93 feet to the point of tangency of said curve; thence N.02°18'37"W., a distance of 1736.20 feet to the intersection with the common section line to Sections 7 and 18, Township 35 South, Range 19 East, said point lying N.88°45'31"W., 141.64 feet from the section corner common to said Sections 7 and 18; thence continue N.02°18'37"W., a distance of 339.27 feet to the point of curvature of a curve to the right, having a radius of 4060.00 feet and a central angle of 06°59'18"; thence run Northerly along the arc of said curve, a distance of 495.20 feet to the point of tangency of said curve; thence N.04°40'41"E., a distance of 2,624.25 feet to the point of curvature of a curve to the left having a radius of 1,940.00 feet and a central angle of 26°40'32"; thence northerly along the arc of said curve, an arc length of 903.21 feet to the POINT OF BEGINNING; thence S.68°00'09"W., a distance of 15.00 feet to a point on a curve to the left, of which the radius point lies S.68°00'09"W., a radial distance of 50.00 feet; thence northwesterly along the arc of said curve, through a central angle of 83°34'33",

an arc length of 72.93 feet to the point of tangency of said curve; thence S.74°25'37"W., a distance of 54.55 feet to the point of curvature of a curve to the right having a radius of 2,952.50 feet and a central angle of 12°46'49"; thence westerly along the arc of said curve, an arc length of 658.58 feet to the end of said curve; thence N.02°47'34"W., along a line radial to the last described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.02°47'34"W., a radial distance of 2,940.00 feet; thence westerly along the arc of said curve, through a central angle of 24°02'05", an arc length of 1,233.29 feet to the point of reverse curvature of a curve to the left having a radius of 2,790.00 feet and a central angle of 31°26'50"; thence westerly along the arc of said curve, a distance of 1,531.31 feet to the point of reverse curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of 15°52'03"; thence westerly along the arc of said curve, a distance of 814.20 feet to the northerly line of a 50-foot wide gas line easement as recorded in Official Record Book 27, Page 220 and Official Record Book 396, Page 91 of said public records; thence N.59°42'53"E., along said northerly line, a distance of 270.14 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.01°10'01"E., a radial distance of 2,790.00 feet; thence easterly along the arc of said curve, through a central angle of 11°22'19", an arc length of 553.75 feet to the point of reverse curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of 31°26'50"; thence easterly along the arc of said curve, a distance of 1,613.64 feet to the point of reverse curvature of a curve to the left having a radius of 2,790.00 feet and a central angle of 24°02'05"; thence easterly along the arc of said curve, a distance of 1,170.37 feet to the end of said curve; thence N.02°47'34"W., a distance of 12.50 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.02°47'34"W., a radial distance of 2,777.50 feet; thence easterly along the arc of said curve, through a central angle of 12°46'49", an arc length of 619.55 feet to the point of tangency of said curve; thence N.74°25'37"E., a distance of 12.28 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 55°27'02"; thence northeasterly along the arc of said curve, an arc length of 48.39 feet to a point on the south line of Manatee County Pond Site Number 5, as recorded in Official Record Book 1528, Page 7481 of said public records; thence S.87°35'31"E., along a line non-tangent to the last described curve, being the south line of said Pond Site Number 5, a distance of 30.72 feet to the westerly right-of-way line of the aforementioned Lakewood Ranch Boulevard and the point of curvature of a non-tangent curve to the left, of which the radius point lies N.66°15'14"E., a radial distance of 1,560.00 feet; the following 2 calls are along said westerly right-of-way line; thence southeasterly along the arc of said curve, through a central angle of 02°50'31", an arc length of 77.38 feet to the point of reverse curvature of a curve to the right having a radius of 1,940.00 feet and a central angle of 04°35'26"; thence southeasterly along the arc of said curve, a distance of 155.44 feet to the POINT OF BEGINNING.

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

Also:

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

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a distance of 1,889.17 feet; thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of 34°25'49", said curve having a radius of 2,143.00 feet and being subtended by a chord which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.56 feet along the arc of a curve to the right through a central angle of 44°37'24", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1429, Page 3703 of the Public Records of Manatee County, Florida; thence along said east line of Lakewood Ranch Boulevard, N04°40'41"E, 1649.56 feet; Thence N85°19'19"W, 120.00 feet to a point on the west line of said Lakewood Ranch Boulevard, said point being the northeast corner of Pond No. 4, as described in Official Record Book 1528, Page 7481 and corrected in Official Record Book 1540, Page 7918 of said Public Records and being the POINT OF BEGINNING; The following five (5) calls are along the northerly and westerly lines of said Pond No. 4; Thence S86°50'17"W, 227.27 feet; Thence S40°02'37"W, 121.13 feet; Thence S28°36'43"W, 108.34 feet; Thence S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21 feet to a point on the northerly line of premises described in Official Record Book 1859, Page 5334 of said Public Records; the following fifteen (15) calls are along said northerly line; Thence N22°59'39"W, 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67 feet; Thence S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22 feet; Thence S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49 feet; Thence N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97 feet; Thence N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46 feet to a point on the easterly line of premises described in Official Record Book 2043, Page 123 of said Public Records; the following three (3) calls are along said easterly line; Thence N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45 feet to a point on the arc of a curve, said point also being a point on the southerly right-of-way line of 44th Avenue East (175' wide right-of-way, at this point) as recorded in Official Record Book 2191, Page 3454 of said Public Records; the following three (3) calls are along said southerly right-of-way line; Thence 552.19 feet along the arc of said curve to the left through a central angle of 10°42'56", said curve having a radius of 2,952.50 feet and being subtended by a chord which bears

N79°47'05"E, 551.38 feet to the point of tangency of said curve; Thence N74°25'37"E, 69.64 feet to a point of curvature; Thence 72.98 feet along the arc of said curve to the right through a central angle of 83°37'37", said curve having a radius of 50.00 feet and being subtended by a chord which bears S63°45'35"E, 66.67 feet to a point of compound curvature, said point being a point on the westerly right-of-way line of said Lakewood Ranch Boulevard; the following two (2) calls are along said westerly right-of-way line; Thence 901.48 feet along the arc of said curve to the right through a central angle of 26°37'27", said curve having a radius of 1,940.00 feet and being subtended by a chord which bears S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22 feet to the POINT OF BEGINNING.

Containing 1,711,100 square feet or 39.2814 acres, more or less.

Less:

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

Less:

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 8, Township 35 South, Range 19 East;

All of Section 8, Township 35 South, Range 19 East;

Less:

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

Less:

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 9, Township 35 South, Range 19 East;

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

Section 10, Township 35 South, Range 19 East;

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

Less:

Road right-of-way for Lorraine Road;

Section 11, Township 35 South, Range 19 East;

All of Section 11, Township 35 South, Range 19 East;

Section 12, Township 35 South, Range 19 East;

All of Section 12, Township 35 South, Range 19 East;

Section 13, Township 35 South, Range 19 East;

All of Section 13, Township 35 South, Range 19 East;

Section 14, Township 35 South, Range 19 East;

All of Section 14, Township 35 South, Range 19 East;

Section 15, Township 35 South, Range 19 East;

The east-half, the Southwest quarter of the northwest quarter, the southeast quarter of the southwest quarter, and the northeast quarter of the southwest quarter of Section 15, Township 35 South, Range 19 East;

Less:

Road right-of-way for Lorraine Road and State Road 70;

Less:

The northeast quarter of the southwest quarter of the northwest quarter of Section 15, Township 35 South, Range 19 East;

Less:

The east 66 feet of the northwest quarter of the southwest quarter of the northwest quarter of Section 15, Township 35 South, Range 19 East, described in Warranty Deed to Clive and Judith Morris, recorded in Official Record Book 1574, Page 2146;

Less:

Premises described in Special Warranty Deed to Peace River Electric Cooperative, Inc. described in Official Record Book 1542, Page 5178;

Less:

Premises described in Special Warranty Deed to Peace River Electric Cooperative, Inc. described in Official Record Book 1747, Page 6675;

Less:

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

Less:

Fire House Site

COMMENCE at a concrete monument found marking the occupied northwest corner of the southwest $\frac{1}{4}$ of Section 15, Township 35 South, Range 19 East; thence S89°31'12"E, along the occupied north line of said southwest $\frac{1}{4}$, a distance of 1343.23 ft. to the intersection with the west line of the northeast $\frac{1}{4}$ of said southwest $\frac{1}{4}$; thence S00°04'29"E, along

said west line, a distance of 1281.86 ft., thence S87°56'19"E, a distance of 1049.55 ft. for a POINT OF BEGINNING, said point lying on the northerly right-of-way of 59th Avenue East, a 100 ft. wide public right-of-way as shown on "Crawley Substation Roadway", a roadway plat as recorded in Plat Book 43, Pages 84 and 85, Public Records of Manatee County, Florida; thence continue S87°56'19"E, along said northerly right-of-way, a distance of 398.37 ft. to the intersection with the westerly line of that certain parcel of land as described and recorded in Official Records Book 1542, Page 5178, said Public Records; thence N00°25'16"W, along said westerly line, a distance of 547.23 ft.; thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a distance of 547.23 ft. to the POINT OF BEGINNING, being and lying in Section 15, Township 35 South, Range 19 East, Manatee County, Florida.

Containing 5.00 acres, more or less.

Section 16, Township 35 South, Range 19 East:

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

Less:

Road right-of-way for State Road 70;

Less:

Road right-of-way for Pope Road

Less:

Premises described in Warranty Deed to the State of Florida Department of Transportation, recorded in Official Record Book 1915, Page 5768 Public Records of Manatee County, Florida;

Less:

Premises described in Warranty Deed to Covered Bridge Holdings III, LLC, recorded in Official Record Book 1970, Page 707 Public Records of Manatee County, Florida;

Less:

Premises described in Warranty Deed to the Diocese of Venice, recorded in Official Record Book 1451, Page 964, less premises conveyed to SMR 70, North 70, LLC, in Special Warranty Deed, recorded in Official Record Book 1928, Page 3315;

Less:

Premises described in Special Warranty Deed to the Diocese of Venice, recorded in Official Record Book 1928, Page 3321 Public Records of Manatee County, Florida;

Section 17, Township 35 South, Range 19 East:

All of Section 17, 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;

Less:

Road right-of-way for State Road 70;

Less:

Premises described in Warranty Deed to the State of Florida Department of Transportation, recorded in Official Record Book 1915, Page 5768 Public Records of Manatee County, Florida;

Less:

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:

DESCRIPTION (Proposed Braden River Mitigation Bank)

A tract of land lying in Sections 22, 23 and 27, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northwest corner of Section 21, Township 35 South, Range 19 East; thence S.89°24'47"E. along the north line of said Section 21, a distance of 5379.98 feet to the northwest corner of said Section 22; thence S.00°30'23"W. along the west line of said Section 22, a distance of 134.20 feet to a point on the southerly Right-of-way line of State Road 70; the following 4 calls are along said southerly right-of-way line; thence S.89°19'57"E., a distance of 521.35 feet; thence S.89°21'15"E., a distance of 3,754.54 feet to the point of curvature of a curve to the right having a radius of 1,777.86 feet and a central angle of 34°24'33"; thence easterly along the arc of said curve, an arc length of 1,067.70 feet to the point of tangency of said curve; thence S.54°56'41"E., a distance of 821.49 feet to the POINT OF BEGINNING; thence continue S.54°56'41"E. along the above mentioned southerly right-of-way line, a distance of 4,427.83 feet; thence S.15°00'00"W., a distance of 701.34 feet; thence N.71°00'00"W., a distance of 2,270.00 feet; thence S.45°00'00"W., a distance of 65.00 feet; thence S.00°00'00"W., a distance of 395.00 feet; thence S.86°30'00"W., a distance of 1,250.00 feet; thence S.00°00'00"W., a distance of 338.36 feet; thence S.43°00'00"E., a distance of 155.00 feet; thence S.00°00'00"W., a distance of 150.00 feet; thence S.59°56'21"W., a distance of 110.00 feet; thence N.63°00'00"W., a distance of 306.73 feet; thence N.10°00'00"W.,

a distance of 299.62 feet; thence S.89°37'37"W., a distance of 301.32 feet; thence S.72°00'46"W., a distance of 368.15 feet; thence S.48°06'41"W., a distance of 169.68 feet; thence N.08°37'00"E., a distance of 159.00 feet; thence N.57°02'56"E., a distance of 594.02 feet; thence N.07°52'51"W., a distance of 27.87 feet; thence N.61°22'29"W., a distance of 167.29 feet; thence N.83°56'09"W., a distance of 103.18 feet; thence S.85°40'21"W., a distance of 75.29 feet; thence S.44°35'18"W., a distance of 66.94 feet; thence S.82°54'53"W., a distance of 86.64 feet; thence S.48°07'08"W., a distance of 74.53 feet; thence S.26°33'46"W., a distance of 49.90 feet; thence S.39°24'11"W., a distance of 50.01 feet to a point on the northerly line of a Conservation Easement as recorded in the Official Records Book 1524, Page 5098 of the Public Records of Manatee County, Florida; the following 15 calls are along the northerly and westerly lines of said Conservation Easement; thence S.63°06'49"W., a distance of 38.30 feet; thence S.30°38'41"W., a distance of 53.69 feet; thence S.68°49'15"W., a distance of 91.30 feet; thence S.51°14'32"W., a distance of 68.98 feet; thence S.76°31'40"W., a distance of 62.88 feet; thence S.45°09'35"W., a distance of 35.02 feet; thence S.36°11'14"E., a distance of 48.92 feet; thence S.18°26'10"E., a distance of 45.74 feet; thence S.09°12'08"W., a distance of 19.73 feet; thence S.32°09'14"E., a distance of 76.50 feet; thence S.07°27'24"E., a distance of 35.67 feet; thence S.29°09'12"E., a distance of 41.08 feet; thence S.11°37'55"E., a distance of 49.89 feet; thence S.51°55'08"E., a distance of 29.11 feet; thence S.67°03'11"E., a distance of 66.38 feet; thence N.66°35'24"E., a distance of 31.03 feet; thence S.45°47'43"E., a distance of 148.54 feet; thence S.18°48'41"W., a distance of 163.72 feet; thence S.82°50'11"W., a distance of 81.44 feet; thence N.69°18'50"W., a distance of 147.54 feet; thence N.16°28'56"W., a distance of 96.10 feet; thence N.07°30'43"W., a distance of 141.37 feet; thence S.65°00'00"W., a distance of 1,078.77 feet; thence S.83°00'00"W., a distance of 630.49 feet; thence S.62°15'00"W., a distance of 585.88 feet; thence S.55°30'00"W., a distance of 859.04 feet; thence S.35°00'00"W., a distance of 453.13 feet; thence S.69°00'00"W., a distance of 637.50 feet; thence N.65°15'00"W., a distance of 464.25 feet; thence N.35°51'00"W., a distance of 385.00 feet; thence N.83°00'00"W., a distance of 137.04 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.85°59'50"W., a radial distance of 6,090.00 feet; thence northerly along the arc of said curve, through a central angle of 00°49'46", an arc length of 88.17 feet to the point of tangency of said curve; thence N.00°51'26"E., a distance of 490.58 feet; thence N.00°30'20"E., a distance of 355.33 feet to the point of curvature of a curve to the right having a radius of 2,880.00 feet and a central angle of 07°28'45"; thence northerly along the arc of said curve, an arc length of 375.94 feet to the end of said curve; thence S.67°11'02"E. non-radial to the last described curve, a distance of 629.23 feet; thence S.81°49'22"E., a distance of 263.52 feet; thence N.80°03'53"E., a distance of 275.24 feet; thence N.69°59'29"E., a distance of 317.24 feet; thence N.57°35'22"E., a distance of 178.26 feet; thence N.81°03'05"E., a distance of 234.09 feet; thence N.63°21'55"E., a distance of 439.23 feet; thence N.44°11'27"E., a distance of 241.21 feet; thence N.63°21'56"E., a distance of 148.94 feet; thence N.74°49'49"E., a distance of 163.40 feet; thence N.75°39'49"E., a distance of 461.38 feet; thence N.52°24'58"E., a distance of 284.05 feet;

thence N.37°35'20"E., a distance of 294.52 feet; thence N.33°58'26"E., a distance of 687.37 feet; thence N.46°31'18"E., a distance of 195.52 feet; thence N.76°15'16"E., a distance of 235.33 feet; thence N.53°47'33"E., a distance of 231.66 feet; thence N.15°20'53"E., a distance of 147.34 feet; thence N.32°20'46"E., a distance of 368.15 feet; thence S.83°51'29"E., a distance of 332.08 feet; thence S.56°57'53"E., a distance of 139.47 feet; thence N.35°53'49"E., a distance of 417.52 feet; thence N.50°25'21"W., a distance of 348.47 feet; thence N.00°06'50"E., a distance of 135.65 feet; thence N.24°22'30"E., a distance of 201.08 feet; thence N.61°14'22"E., a distance of 113.08 feet; thence S.62°11'08"E., a distance of 197.43 feet to the point of curvature of a curve to the right having a radius of 100.00 feet and a central angle of 88°54'40"; thence southerly along the arc of said curve, an arc length of 155.18 feet to the point of tangency of said curve; thence S.26°43'33"W., a distance of 224.96 feet; thence S.50°07'45"E., a distance of 125.37 feet; thence N.49°56'25"E., a distance of 228.41 feet; thence N.08°47'40"E., a distance of 153.43 feet; thence N.38°13'49"W., a distance of 139.09 feet; thence N.11°59'28"E., a distance of 271.56 feet; thence N.37°00'30"E., a distance of 306.68 feet to the POINT OF BEGINNING.

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

Also:

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

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

Commence at the southeast corner of Section 22, Township 35 South, Range 19 East; thence N.89°29'42"W. along the south line of said Section 22, 587.90 feet; thence N.00°30'18"E., perpendicular with said south line, a distance of 802.96 feet to the POINT OF BEGINNING; thence N.66°35'24"E., a distance of 31.03 feet; thence S.45°47'43"E., a distance of 68.87 feet; thence N.22°15'45"E., a distance of 66.77 feet; thence N.21°25'53"E., a distance of 88.19 feet; thence N.08°37'00"E., a distance of 159.00 feet; thence N.57°02'56"E., a distance of 594.02 feet; thence N.07°52'51"W., a distance of 27.87 feet; thence N.61°22'29"W., a distance of 167.29 feet; thence N.83°56'09"W., a distance of 103.18 feet; thence S.85°40'21"W., a distance of 75.29 feet; thence S.44°35'18"W., a distance of 66.94 feet; thence S.82°54'53"W., a distance of 86.64 feet; thence S.48°07'08"W., a distance of 74.53 feet; thence S.26°33'46"W., a distance of 49.90 feet; thence S.39°24'11"W., a distance of 50.01 feet to a point on the northerly line of a Conservation Easement as recorded in the Official Records Book 1524, Page 5098 of the Public Records of Manatee County, Florida; the following 15 calls are along the northerly and westerly lines of said Conservation Easement; thence S.63°06'49"W., a distance of 38.30 feet; thence S.30°38'41"W., a distance of 53.69 feet; thence S.68°49'15"W., a distance of 91.30 feet; thence S.51°14'32"W., a distance of 68.98 feet; thence S.76°31'40"W., a distance of 62.88 feet; thence S.45°09'35"W., a distance of 35.02 feet; thence S.36°11'14"E., a distance

of 48.92 feet; thence S.18°26'10"E., a distance of 45.74 feet; thence S.09°12'08"W., a distance of 19.73 feet; thence S.32°09'14"E., a distance of 76.50 feet; thence S.07°27'24"E., a distance of 35.67 feet; thence S.29°09'12"E., a distance of 41.08 feet; thence S.11°37'55"E., a distance of 49.89 feet; thence S.51°55'08"E., a distance of 29.11 feet; thence S.67°03'11"E., a distance of 66.38 feet to the POINT OF BEGINNING.

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

Section 23, Township 35 South, Range 19 East:

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

Also:

That portion of Section 23, Township 35 South, Range 19 East, lying southerly of the right-of-way line for State Road 70, easterly of premises described in Special Warranty Deed to Sarasota Development, L.L.C., recorded in Official Record Book 1892, Page 750 of said Public Records and easterly of the (Proposed Braden River Mitigation Bank), described above;

Section 24, Township 35 South, Range 19 East:

All of Section 24, Township 35 South, Range 19 East;

Less:

Right-of-way for State Road 70;

Section 25, Township 35 South, Range 19 East:

All of Section 25, Township 35 South, Range 19 East;

Less:

Right-of-way for State Road 70;

Section 26, Township 35 South, Range 19 East:

All of Section 26, Township 35 South, Range 19 East, including that portion of the Phase 2 Parcel, described in Memorandum of Purchase Option Agreement, recorded in Official Record Book 1892, Page 776 Public Records of Manatee County, Florida, being more particularly described below, under Section 27, Township 35 South, Range 19 East;

Less:

Premises described in Special Warranty Deed to Sarasota Development, L.L.C., recorded in Official Record Book 1892, Page 750 Public Records of Manatee County, Florida;

Section 27, Township 35 South, Range 19 East:

All of Section 27, lying southerly of the Phase 2 Parcel, described in Memorandum of Purchase Option Agreement, recorded in Official Record Book 1892, Page 776 of said Public Records and southerly of the Phase 1 Parcel and Entry Road Parcel, described in Special Warranty Deed to Sarasota Development, L.L.C., recorded in Official Record Book 1892, Page 750 Public Records of Manatee County, Florida;

Also:

The Phase 2 Parcel, described in Memorandum of Purchase Option Agreement, recorded in Official Record Book 1892, Page 776 Public Records of Manatee County, Florida, lying in Sections 26 and 27, Township 35 South, Range 19 East, described as follows:

A tract of land lying in Sections 26 and 27, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of said Section 27; thence S.89°29'32"E. along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide public right-of-way, also being point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve; thence S.89°37'46"E. along a line radial to the last described curve, a distance of 240.68 feet; thence S.40°36'26"E., a distance of 257.70 feet; thence S.81°04'26"E., a distance of 540.66 feet; thence S.49°05'50"E., a distance of 215.16 feet; thence N.40°54'10"E., a distance of 656.03 feet; thence N.69°00'00"E., a distance of 414.64 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 93°51'32"; thence southeasterly along the arc of said curve, an arc length of 532.40 feet to the point of tangency of said curve; thence S.17°08'28"E., a distance of 477.41 feet to the point of curvature of a curve to the left having a radius of 1,304.68 feet and a central angle of 46°09'43"; thence southeasterly along the arc of said curve, an arc length of 1,051.15 feet to the point of compound curvature of a curve to the left having a radius of 300.00 feet and a central angle of 27°41'00"; thence easterly along the arc of said curve, an arc length of 144.95 feet to the point of reverse curvature of a curve to the right having a radius of 300.00 feet and a central angle of 33°34'45"; thence easterly along the arc of said curve, a distance of 175.82 feet to the point of reverse curvature of a curve to the left having a radius of 500.00 feet and a central angle of 14°40'42"; thence southeasterly along the arc of said curve, a distance of 128.09 feet to the POINT OF BEGINNING; thence N.39°42'17"E., a distance of 1,366.14 feet; thence N.71°15'17"E., a distance of 132.13 feet to the point of curvature of a curve to the right having a radius of 265.00 feet and a central angle of 28°19'05"; thence easterly along the arc of said curve, an arc length of 130.97 feet to the point of reverse curvature of a curve to the left having a radius of 155.00 feet and a central angle of 30°13'47"; thence easterly along the arc of said curve, a distance of 81.78 feet to the point of reverse curvature of a curve to the right having a radius of 270.00 feet and a central angle of 23°31'53"; thence easterly along the arc of said curve, a distance of 110.89 feet to the point of reverse curvature of a curve to the left having a radius of 95.00 feet and a central angle of 52°06'49"; thence northeasterly along the arc of said curve, a distance of 86.41 feet to the point of tangency of said curve; thence N.40°45'38"E., a distance of 298.99 feet to the point of curvature of a curve to the left

having a radius of 30.00 feet and a central angle of 33°41'32"; thence northeasterly along the arc of said curve, an arc length of 17.64 feet to the point of tangency of said curve; thence N.07°04'07"E., a distance of 174.24 feet to the point of curvature of a curve to the left having a radius of 80.00 feet and a central angle of 27°39'30"; thence northerly along the arc of said curve, an arc length of 38.62 feet to the point of tangency of said curve; thence N.20°35'23"W., a distance of 166.34 feet to the point of curvature of a curve to the right having a radius of 70.00 feet and a central angle of 77°05'18"; thence northerly along the arc of said curve, an arc length of 94.18 feet to the point of compound curvature of a curve to the right having a radius of 750.00 feet and a central angle of 07°46'18"; thence northeasterly along the arc of said curve, an arc length of 101.73 feet to the point of compound curvature of a curve to the right having a radius of 220.00 feet and a central angle of 88°47'03"; thence easterly along the arc of said curve, an arc length of 340.91 feet to the point of reverse curvature of a curve to the left having a radius of 130.00 feet and a central angle of 26°24'49"; thence southeasterly along the arc of said curve, a distance of 59.93 feet to the point of reverse curvature of a curve to the right having a radius of 120.00 feet and a central angle of 55°00'55"; thence southeasterly along the arc of said curve, a distance of 115.22 feet to the point of reverse curvature of a curve to the left having a radius of 130.00 feet and a central angle of 108°23'06"; thence southeasterly along the arc of said curve, a distance of 245.92 feet to the point of tangency of said curve; thence N.73°16'16"E., a distance of 141.48 feet to the point of curvature of a curve to the left having a radius of 70.00 feet and a central angle of 82°19'35"; thence northeasterly along the arc of said curve, an arc length of 100.58 feet to the point of reverse curvature of a curve to the right having a radius of 70.00 feet and a central angle of 68°01'53"; thence northeasterly along the arc of said curve, a distance of 83.12 feet to the point of reverse curvature of a curve to the left having a radius of 95.00 feet and a central angle of 60°36'52"; thence northeasterly along the arc of said curve, a distance of 100.50 feet to the point of tangency of said curve; thence N.01°38'19"W., a distance of 186.20 feet; thence N.88°23'11"E., a distance of 344.58 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.88°23'11"E., a radial distance of 115.00 feet; thence southeasterly along the arc of said curve, through a central angle of 105°16'41", an arc length of 211.31 feet to the point of reverse curvature of a curve to the right having a radius of 220.00 feet and a central angle of 81°21'02"; thence southeasterly along the arc of said curve, a distance of 312.36 feet to the point of tangency of said curve; thence S.25°32'28"E., a distance of 142.25 feet to the point of curvature of a curve to the left having a radius of 155.00 feet and a central angle of 127°49'24"; thence easterly along the arc of said curve, an arc length of 345.80 feet to the point of reverse curvature of a curve to the right having a radius of 145.00 feet and a central angle of 50°15'09"; thence northeasterly along the arc of said curve, a distance of 127.18 feet to the point of reverse curvature of a curve to the left having a radius of 130.00 feet and a central angle of 127°23'16"; thence northerly along the arc of said curve, a distance of 289.03 feet to the point of reverse curvature of a curve to the right having a radius of 30.00 feet and a central angle of 62°22'12"; thence northerly

along the arc of said curve, a distance of 32.66 feet to the point of tangency of said curve; thence N.11°52'14"E., a distance of 47.37 feet; thence N.88°23'11"E., a distance of 424.82 feet to the point of curvature of a curve to the right having a radius of 500.00 feet and a central angle of 17°30'03"; thence easterly along the arc of said curve, an arc length of 152.72 feet to the point of reverse curvature of a curve to the left having a radius of 500.00 feet and a central angle of 15°22'06"; thence easterly along the arc of said curve, a distance of 134.11 feet to the point of reverse curvature of a curve to the right having a radius of 750.00 feet and a central angle of 31°38'30"; thence easterly along the arc of said curve, a distance of 414.19 feet to the point of reverse curvature of a curve to the left having a radius of 300.00 feet and a central angle of 64°53'57"; thence easterly along the arc of said curve, a distance of 339.81 feet to the point of tangency of said curve; thence N.57°15'40"E., a distance of 219.84 feet; thence S.37°15'24"E., a distance of 54.75 feet; thence S.19°56'50"E., a distance of 97.95 feet; thence S.24°32'50"E., a distance of 61.35 feet; thence S.22°56'33"E., a distance of 70.86 feet; thence S.31°12'58"E., a distance of 30.80 feet; thence S.17°19'12"E., a distance of 83.40 feet; thence S.12°40'53"E., a distance of 88.21 feet; thence S.11°11'41"E., a distance of 95.61 feet; thence S.20°13'54"E., a distance of 93.20 feet; thence S.08°13'38"E., a distance of 82.77 feet; thence S.23°07'39"W., a distance of 85.27 feet; thence S.36°11'08"W., a distance of 55.31 feet; thence S.33°40'31"W., a distance of 64.96 feet; thence S.24°59'05"W., a distance of 39.88 feet; thence S.01°57'16"E., a distance of 42.48 feet; thence S.41°44'47"E., a distance of 64.61 feet; thence S.66°37'53"E., a distance of 64.05 feet; thence N.89°47'09"E., a distance of 82.13 feet; thence S.85°44'48"E., a distance of 30.22 feet; thence S.45°05'19"E., a distance of 111.73 feet; thence S.14°16'58"E., a distance of 38.36 feet; thence S.45°20'10"W., a distance of 124.58 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of 31°57'45"; thence southwesterly along the arc of said curve, an arc length of 167.36 feet to the point of tangency of said curve; thence S.77°17'56"W., a distance of 121.43 feet to the point of curvature of a curve to the left having a radius of 200.00 feet and a central angle of 22°43'46"; thence southwesterly along the arc of said curve, an arc length of 79.34 feet to the point of tangency of said curve; thence S.54°34'10"W., a distance of 441.05 feet to the point of curvature of a curve to the right having a radius of 200.00 feet and a central angle of 42°19'55"; thence westerly along the arc of said curve, an arc length of 147.77 feet to the point of reverse curvature of a curve to the left having a radius of 200.00 feet and a central angle of 16°51'13"; thence westerly along the arc of said curve, a distance of 58.83 feet to the point of tangency of said curve; thence S.80°02'52"W., a distance of 293.78 feet to the point of curvature of a curve to the right having a radius of 200.00 feet and a central angle of 49°09'14"; thence westerly along the arc of said curve, an arc length of 171.58 feet to the point of reverse curvature of a curve to the left having a radius of 200.00 feet and a central angle of 38°04'03"; thence westerly along the arc of said curve, a distance of 132.88 feet to the point of tangency of said curve; thence N.88°51'58"W., a distance of 87.04 feet to the point of curvature of a curve to the left having a radius of 500.00 feet and a central angle of 22°24'10"; thence

westerly along the arc of said curve, an arc length of 195.50 feet to the point of reverse curvature of a curve to the right having a radius of 300.00 feet and a central angle of $43^{\circ}13'43''$; thence westerly along the arc of said curve, a distance of 226.35 feet to the point of reverse curvature of a curve to the left having a radius of 200.00 feet and a central angle of $32^{\circ}02'15''$; thence westerly along the arc of said curve, a distance of 111.83 feet to the point of reverse curvature of a curve to the right having a radius of 300.00 feet and a central angle of $23^{\circ}01'12''$; thence westerly along the arc of said curve, a distance of 120.53 feet to the point of reverse curvature of a curve to the left having a radius of 300.00 feet and a central angle of $20^{\circ}39'54''$; thence westerly along the arc of said curve, a distance of 108.20 feet to the point of tangency of said curve; thence S. $82^{\circ}16'39''$ W., a distance of 205.12 feet to the point of curvature of a curve to the left having a radius of 300.00 feet and a central angle of $25^{\circ}22'04''$; thence westerly along the arc of said curve, an arc length of 132.83 feet to the point of tangency of said curve; thence S. $56^{\circ}54'35''$ W., a distance of 16.80 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of $32^{\circ}18'02''$; thence westerly along the arc of said curve, an arc length of 169.13 feet to the point of tangency of said curve; thence S. $89^{\circ}12'37''$ W., a distance of 130.29 feet to the point of curvature of a curve to the left having a radius of 300.00 feet and a central angle of $34^{\circ}39'07''$; thence westerly along the arc of said curve, an arc length of 181.44 feet to the point of tangency of said curve; thence S. $54^{\circ}33'30''$ W., a distance of 58.73 feet to the point of curvature of a curve to the right having a radius of 500.00 feet and a central angle of $36^{\circ}25'43''$; thence westerly along the arc of said curve, an arc length of 317.90 feet to the point of tangency of said curve; thence N. $89^{\circ}00'47''$ W., a distance of 111.19 feet to the point of curvature of a curve to the left having a radius of 500.00 feet and a central angle of $22^{\circ}46'21''$; thence westerly along the arc of said curve, an arc length of 198.73 feet to the point of tangency of said curve; thence S. $68^{\circ}12'52''$ W., a distance of 55.21 feet to the point of curvature of a curve to the right having a radius of 500.00 feet and a central angle of $20^{\circ}06'52''$; thence westerly along the arc of said curve, an arc length of 175.53 feet to the point of tangency of said curve; thence S. $88^{\circ}19'44''$ W., a distance of 135.20 feet to the point of curvature of a curve to the left having a radius of 300.00 feet and a central angle of $22^{\circ}54'06''$; thence westerly along the arc of said curve, an arc length of 119.91 feet to the point of tangency of said curve; thence S. $65^{\circ}25'38''$ W., a distance of 102.22 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of $33^{\circ}05'48''$; thence westerly along the arc of said curve, an arc length of 173.29 feet to the point of tangency of said curve; thence N. $81^{\circ}28'34''$ W., a distance of 29.29 feet to the point of curvature of a curve to the left having a radius of 300.00 feet and a central angle of $26^{\circ}43'39''$; thence westerly along the arc of said curve, an arc length of 139.94 feet to the point of tangency of said curve; thence S. $71^{\circ}47'48''$ W., a distance of 174.58 feet to the point of curvature of a curve to the right having a radius of 300.00 feet and a central angle of $36^{\circ}07'04''$; thence westerly along the arc of said curve, an arc length of 189.11 feet to the point of tangency of said curve; thence N. $72^{\circ}05'08''$ W., a distance of 687.44 feet to the POINT OF BEGINNING.

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

Less:

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

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

Commence at the Northwest corner of said Section 27; thence S.89°29'32"E. along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide public right-of-way, also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve; thence S.89°37'46"E. along a line radial to the last described curve, a distance of 240.68 feet; thence S.40°36'26"E. a distance of 257.70 feet; thence S.81°04'26"E. a distance of 540.66 feet; thence S.49°05'50"E. a distance of 215.16 feet; thence N.40°54'10"E. a distance of 656.03 feet; thence N.69°00'00"E. a distance of 257.96 feet the POINT OF BEGINNING; thence N.69°00'00"E., a distance of 156.67 feet to the point of curvature of a curve to the right having a radius of 325.00 feet and a central angle of 88°23'34"; thence southeasterly along the arc of said curve, an arc length of 501.39 feet to the point of tangency of said curve; thence N.57°58'54"W., a distance of 261.63 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.16°31'11"W., a radial distance of 275.00 feet; thence westerly along the arc of said curve, through a central angle of 33°06'57", an arc length of 158.94 feet to the point of reverse curvature of a curve to the right having a radius of 332.00 feet and a central angle of 20°43'35"; thence westerly along the arc of said curve, a distance of 120.10 feet to the point of reverse curvature of a curve to the left having a radius of 268.00 feet and a central angle of 14°02'42"; thence westerly along the arc of said curve, a distance of 65.70 feet to the point of tangency of said curve to the POINT OF BEGINNING.

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

Less:

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

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

Commence at the northwest corner of said Section 27; thence S.89°29'32"E., along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide right-of-way, also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of

reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve, said point also being the southwest corner of the Access Parcel as described in Official Records Book 1892, page 750 of the Public Records of Manatee County, Florida; the following five calls are along the south boundary line of said Access Parcel; thence S.89°37'46"E., along a line radial to the last described curve, a distance of 240.68 feet; thence S.40°36'26"E., a distance of 257.70 feet; thence S.81°04'26"E., a distance of 540.66 feet; thence S.49°05'50"E., a distance of 215.16 feet; thence N.40°54'10"E., a distance of 656.03 feet to a point on the south boundary line of Parcel 1, as recorded in Official Record Book 1892, Page 750, of said Public Records; thence N.69°00'00"E., along said south boundary line, a distance of 257.96 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.09°54'54"E., a radial distance of 268.00 feet; thence easterly along the arc of said curve, through a central angle of 14°02'42", an arc length of 65.70 feet to the point of reverse curvature of a curve to the left having a radius of 332.00 feet and a central angle of 20°43'35"; thence easterly along the arc of said curve, a distance of 120.10 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central angle of 33°06'57"; thence easterly along the arc of said curve, a distance of 158.94 feet to the end of said curve; thence S.57°58'54"E., along a line non-tangent to the last described curve, a distance of 261.63 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.67°23'34"W., a radial distance of 325.00 feet, said point being the POINT OF BEGINNING; thence along the arc, in a southerly direction, passing through a central angle of 05°27'58", an arc length of 31.01 feet to the point of tangency of said curve; thence S.17°08'28"E., a distance of 477.41 feet; thence N.17°18'27"W., a distance of 508.37 feet to the POINT OF BEGINNING.

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

Less:

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

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

Commence at the Northwest corner of said Section 27; thence S.89°29'32"E. along the north line of said Section 27, a distance of 56.31 feet to a point on the easterly line of Lorraine Road, a 120-foot wide public right-of-way, also being the point of curvature of a non-tangent curve to the left, of which the radius point lies N.89°18'01"E., a radial distance of 5,940.00 feet; thence southerly along the arc of said curve, through a central angle of 04°26'58", an arc length of 461.28 feet to the point of reverse curvature of a curve to the right having a radius of 6,060.00 feet and a central angle of 05°31'12"; thence southerly along the arc of said curve, a distance of 583.83 feet to the end of said curve, said point being the southwest corner of the Access Parcel as described in Official Record Book 1892, Page 750 of the Public Records of Manatee

County, Florida; the following four (4) calls are along the southerly line of said Access Parcel; (1) thence S.89°37'46"E. along a line radial to the last described curve, a distance of 240.68 feet; (2) thence S.40°36'26"E. a distance of 257.70 feet; (3) thence S.81°04'26"E. a distance of 540.66 feet; (4) thence S.49°05'50"E. a distance of 215.16 feet; thence N.40°54'10"E., along the south line of said Access Parcel and the south line of Phase 1, as described in said Official Record Book 1892, Page 750, a distance of 462.14 feet to the POINT OF BEGINNING; the following two (2) calls are along the south line of said Phase 1; (1) thence continue N.40°54'10"E., a distance of 193.89 feet; (2) thence N.69°00'00"E., a distance of 257.96 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.09°54'54"E., a radial distance of 268.00 feet; thence easterly along the arc of said curve, through a central angle of 14°02'42", an arc length of 65.70 feet to the point of reverse curvature of a curve to the left having a radius of 332.00 feet and a central angle of 20°43'35"; thence easterly along the arc of said curve, a distance of 120.10 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central angle of 33°06'57"; thence easterly along the arc of said curve, a distance of 158.94 feet to the end of said curve; thence S.57°58'54"E., a distance of 261.63 feet to the northerly line of Country Club East Investors, LLC property, as recorded in Official Record Book 2094, Page 2170, of said Public Records; thence S.17°18'27"E., along said northerly line, a distance of 43.59 feet; thence N.56°24'12"W., a distance of 287.20 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.32°01'06"W., a radial distance of 32.50 feet; thence northwesterly along the arc of said curve, through a central angle of 17°15'45", an arc length of 9.79 feet to the point of compound curvature of a curve to the left having a radius of 254.50 feet and a central angle of 31°21'08"; thence westerly along the arc of said curve, an arc length of 139.26 feet to the point of reverse curvature of a curve to the right having a radius of 352.50 feet and a central angle of 09°54'31"; thence westerly along the arc of said curve, a distance of 60.96 feet to the point of reverse curvature of a curve to the left having a radius of 32.50 feet and a central angle of 37°05'48"; thence southwestly along the arc of said curve, a distance of 21.04 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.43°46'37"W., a radial distance of 212.50 feet; thence westerly along the arc of said curve, through a central angle of 44°56'31", an arc length of 166.68 feet to the point of reverse curvature of a curve to the left having a radius of 287.50 feet and a central angle of 50°15'44"; thence southwestly along the arc of said curve, a distance of 252.21 feet to the point of tangency of said curve; thence S.40°54'10"W., a distance of 111.31 feet; thence N.49°05'50"W., a distance of 42.50 feet to the POINT OF BEGINNING.

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

Less:

Right-of-way for Lorraine Road;

Section 34, Township 35 South, Range 19 East;

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

Less:

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

Less:

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

Less:

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

Less:

Premises described in Corrective Warranty Deed to Harvest United Methodist Church, Inc., recorded in Official Record Book 1747, Page 777 of said Public Records;

Less:

Premises described in Corrective Special Warranty Deed to Cornerstone Presbyterian Church of Sarasota, Inc., recorded in Official Record Book 1655, Page 5526 of said Public Records and being more particularly described as follows:

Description: Cornerstone Presbyterian Church of Sarasota, Inc. - OR 1655, Page 5526

Commence at the Southwest corner of Section 34, Township 35 S, Range 19 E, thence S 89°58'32" E along the Southerly line of said Section 34 (same being the County line), a distance of 618.97 feet to the intersection with the centerline of "Lorraine Road" (120 feet wide); thence N 00°01'28" E along the centerline of said "Lorraine Road", 1020.28 feet; thence S 89°58'32" E, perpendicular with said centerline, a distance of 60.00 feet to the intersection with the Easterly line of said "Lorraine Road" for a Point of Beginning; thence N00°01'28" E, along said Easterly line, a distance of 382.49 feet to the P.C. of a curve concave to the West, having a radius of 10560.00 feet; thence run Northerly along said Easterly line and the arc of said curve, through a central angle of 01°56'28", a distance of 357.76 feet to the P.R.C. of a curve concave to the Southeast, having a radius of 50.00 feet; thence leaving said Easterly line, run Northeasterly along the arc of said curve, through a central angle of 90°00'00", a distance of 78.54 feet to the P.T. of said curve; thence N 88°05'00"E 446.97 feet; thence S 00°01'28" W 806.99 feet; thence N 89°58'32" W a distance of 488.93 feet to the Point of Beginning. Being and lying in Section 34, Township 35 S, Range 19 E, Manatee County, Florida.

Section 35, Township 35 South, Range 19 East:

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

Section 36, Township 35 South, Range 19 East:

All of Section 36, Township 35 South, Range 19 East;

Section 1, Township 36 South, Range 19 East:

All of Section 1, Township 36 South, Range 19 East;

Section 2, Township 36 South, Range 19 East:

All of Section 2, Township 36 South, Range 19 East;

Section 3, Township 36 South, Range 19 East:

All of Section 3, Township 36 South, Range 19 East;

Less:

Premises described in Special Warranty Deed to Polo Ranches of Sarasota, Inc., recorded in Official Record Book 2602, Page 702 of the Public Records of Sarasota County, Florida;

Less:

Premises described in Special Warranty Deed to Polo Ranches of Sarasota, Inc., recorded in Official Instrument Number 2000076164 of the Public Records of Sarasota County, Florida;

Section 4, Township 36 South, Range 19 East:

All of Section 4, Township 36 South, Range 19 East;

Less:

Premises described in Special Warranty Deed to Polo Ranches of Sarasota, Inc., recorded in Official Record Book 2602, Page 702 of the Public Records of Sarasota County, Florida;

Less:

A portion of Premises described in Warranty Deed to Out-of-Door Academy of Sarasota, Inc., recorded in Official Record Book 2858, Page 189 of the Public Records of Sarasota County, Florida

Section 5, Township 36 South, Range 19 East:

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

Also:

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

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

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

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

Lakewood Ranch Corporate Park, Unit 3A, recorded in Plat Book 41, Page 19, Public Records of Sarasota County, Florida;

Lakewood Ranch Corporate Park, Unit 1, recorded in Plat Book 38, Page 26, Public Records of Sarasota County, Florida;

Lakewood Ranch Corporate Park, Unit 4, Phase 1, recorded in Plat Book 43, Page 22, Public Records of Sarasota County, Florida;

Section 6, Township 36 South, Range 19 East:

That portion of Section 6, Township 36 South, Range 19 East, lying east of the right-of-way of Interstate 75 and south of the following described properties:

Lakewood Ranch Corporate Park, Unit 4, Phase 1, recorded in Plat Book 43, Page 22, Public Records of Sarasota County, Florida;

Lakewood Ranch Corporate Park, Unit 4, recorded in Plat Book 40, Page 37, Public Records of Sarasota County, Florida;

Lakewood Ranch Corporate Park, Unit 6, Phase 2, recorded in Plat Book 42, Page 23, Public Records of Sarasota County, Florida;

Less:

Premises described in Corporate Warranty Deed to Sarasota County, recorded in Official Record Instrument Number 2002146329, Public Records of Sarasota County, Florida;

Section 7, Township 36 South, Range 19 East:

That portion of Section 7, Township 36 South, Range 19 East, lying east of the right-of-way of Interstate 75;

Less:

Premises described in Warranty Deed to Sarasota County, recorded in Official Instrument Number 2004118447, Public Records of Sarasota County, Florida;

Less:

Premises described in Corporate Warranty Deed to Sarasota County, recorded in Official Record Book 2880, Page 1528, Public Records of Sarasota County, Florida;

Section 8, Township 36 South, Range 19 East:

All of Section 8, Township 36 South, Range 19 East;

Less:

Premises described in Special Warranty Deed to Florida Power & Light Company, recorded in Official Record Book 2848, Page 77, Public Records of Sarasota County, Florida;

Section 9, Township 36 South, Range 19 East:

All of Section 9, Township 36 South, Range 19 East;

Section 10, Township 36 South, Range 19 East:

All of Section 10, Township 36 South, Range 19 East;

Section 11, Township 36 South, Range 19 East:

All of Section 11, Township 36 South, Range 19 East;

Section 12, Township 36 South, Range 19 East:

All of Section 12, Township 36 South, Range 19 East;

Section 15, Township 36 South, Range 19 East:

DESCRIPTION: FERNANDEZ TO SCHROEDER-MANATEE RANCH, INC. (O.R. 2508, Page 1392)

A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 36 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 36 S., RANGE 19 E., SAME BEING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE N 89°32'01" W, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1022.06 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°32'01" W, ALONG SAID NORTH LINE, 150.01 FT.; THENCE S 00°09'44" E, A DISTANCE OF 695.18 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°37'26", A DISTANCE OF 659.22 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 15; THENCE S 89°50'22" E, ALONG SAID SOUTH LINE, A DISTANCE OF 176.75 FT.; THENCE N 32°55'31" W, A DISTANCE OF 26.67 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1125.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°45'47", A DISTANCE OF 643.30 FT. TO THE P.T. OF SAID CURVE; THENCE N 00°09'44" W, A DISTANCE OF 693.53 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA.

PARCEL CONTAINS 4.6786 ACRES, MORE OR LESS.

Also:

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

A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION

15, TOWNSHIP 36 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 36 S., RANGE 19 E., THENCE S 00°10'42" W, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1318.21 FT. TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15; THENCE N 89°50'22" W, ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 820.77 FT. FOR A POINT OF BEGINNING; THENCE S 32°55'31" E, A DISTANCE OF 595.82 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3075.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 577.64 FT. TO THE P.T. OF SAID CURVE; THENCE S 22°09'44" E, A DISTANCE OF 208.25 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2075.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF 784.41 FT. TO THE P.T. OF SAID CURVE AND THE INTERSECTION WITH THE EAST LINE OF SECTION 15, TOWNSHIP 36 S., RANGE 19 E.; THENCE S 00°30'10" E, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1986.51 FT. TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE S 89°10'27" W, ALONG THE SOUTH LINE OF SAID SECTION 15, 150.04 FT.; THENCE N 00°33'44" E, 2.24 FT.; THENCE N 00°30'10" W, PARALLEL WITH THE EAST LINE OF SAID SECTION 15 AND 150.0 FT. WESTERLY THEREFROM A DISTANCE OF 1985.11 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1925.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°39'34", A DISTANCE OF 727.70 FT. TO THE P.T. OF SAID CURVE; THENCE N 22°09'44" W, A DISTANCE OF 208.25 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2925.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°45'47", A DISTANCE OF 549.46 FT. TO THE P.T. OF SAID CURVE; THENCE N 32°55'31" W, A DISTANCE OF 622.48 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1275.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'21", A DISTANCE OF 69.85 FT. TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15; THENCE S 89°50'22" E, ALONG SAID NORTH LINE, A DISTANCE OF 176.75 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 36 S., RANGE 19E., SARASOTA COUNTY, FLORIDA.

PARCEL CONTAINS 14.3223 ACRES, MORE OR LESS.

Section 22, Township 36 South, Range 19 East:

DESCRIPTION: ANDREWS TO SCHROEDER-MANATEE RANCH, INC. (O.R. 2508, PAGE 1384)

A 150.0 FT. WIDE PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 36 S., RANGE 19 E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 36 S., RANGE 19 E. FOR A POINT OF BEGINNING; THENCE S 00°33'44" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 1126.17 FT. TO THE NORTHEAST CORNER OF THAT CERTAIN 52.0 FT. WIDE PARCEL OF LAND KNOWN AS "PARCEL 161". AS DESCRIBED AND RECORDED IN CHANCERY BOOK 3, PAGE 206 THROUGH 242, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 89°26'16" W, ALONG THE NORTHERLY LINE OF SAID "PARCEL 161", A DISTANCE OF 52.00 FT. TO THE NORTHWEST CORNER OF SAID "PARCEL 161"; THENCE S 00°33'44" W, ALONG THE WESTERLY LINE OF SAID "PARCEL 161", PARALLEL WITH THE EAST LINE OF SAID SECTION 22 AND 52.0 FT. WESTERLY THEREFROM, A DISTANCE OF 135.20 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD NO. 780 (FRUITVILLE ROAD) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAPS SECTION 17040-2501 (SARASOTA COUNTY ROAD PLAT BOOK 2, PAGE 7F); SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 00°03'33" E, 17221.74 FT.; THENCE RUN WESTERLY, ALONG SAID NORTHERLY R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°19'33.8", A DISTANCE OF 98.01 FT.; THENCE N 00°33'44" E, PARALLEL WITH THE EAST LINE OF SAID SECTION 22 AND 150.0 FT. WESTERLY THEREFROM, A DISTANCE OF 1259.08 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 22; THENCE N 89°10'27" E, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 150.04 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 36 S., RANGE 19 E., SARASOTA COUNTY, FLORIDA.

PARCEL CONTAINS 4.1774 ACRES, MORE OR LESS.

Section 5, Township 36 South, Range 20 East:

The south half of Section 5, Township 36 South, Range 20 East;

Section 6, Township 36 South, Range 20 East:

All of Section 6, Township 36 South, Range 20 East;

Section 7, Township 36 South, Range 20 East:

All of Section 7, Township 36 South, Range 20 East;

Section 8, Township 36 South, Range 20 East:

All of Section 8, Township 36 South, Range 20 East;

Less:

A strip of land 50-feet wide, described as beginning at the southwest corner of Section 8, Township 36 South, Range 20 East, thence South

87°10'13" East, 511.24 feet for POINT OF BEGINNING; thence North 42°59'05" West to a point lying 50 feet north of the south line of Section 8; thence easterly along a line parallel to and 50 feet north of, the south line of Section 8 to a point lying 529.3 feet west of the east line of said Section 8; thence southwesterly 70.7 feet to point on south line of Section 8, lying 600 feet westerly of the southeast corner of Section 8; thence westerly along the south section line of said Section 8 to the POINT OF BEGINNING, lying and being in Section 8, Township 36 South, Range 20 East, Sarasota County, Florida.

CONTAINING A TOTAL AREA OF 23,255 ACRES, PLUS OR MINUS.

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

Section 29, Township 34 South, Range 19 East:

That portion of Section 29, lying south of the right-of-way of State Road 64 and east of the record plat of Lakewood Ranch Commerce Park, Block C, recorded in Plat Book 38, Page 160 through 163 of the Public Records of Manatee County, Florida;

Section 31, Township 34 South, Range 19 East:

That portion of the southeast quarter of Section 31, lying east of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-Way, as recorded in Official Record Book 1429, Page 3703 Public Records of Manatee County, Florida; also that portion of the southeast quarter of said Section 31, lying west of said Lakewood Ranch Boulevard, south of Lakewood Ranch Commerce Park, Block B, recorded in Plat Book 36, Pages 71 through 77 of said Public Records and east of the east line of the "Manatee County Landfill" as described in Special Warranty Deed to Manatee County, recorded in Official Record Book 1166, Page 3590, Public Records of Manatee County, Florida;

Section 32, Township 34 South, Range 19 East:

That portion of the west half of Section 32, lying east of Lakewood Ranch Boulevard, a 120-foot wide Public Right-of-Way, as recorded in Official Record Book 1429, Page 3703 of said Public Records, less and except the record plat of Lakewood Ranch Commerce Park, Block C, recorded in Plat Book 38, Page 160 through 163 of said Public Records, also less and except premises described in Special Warranty Deed to Lakewood Flex Properties Phase II, Inc, recorded in Official Record Book 1934, Page 5505 Public Records of Manatee County, Florida;

Also:

The west half of the southeast quarter of said Section 32;

Also:

The southeast quarter of the southeast quarter of said Section 32, less and except premises described in Special warranty Deed to Ashton Associates of Sarasota, L.L.C., recorded in Official Record Book 1888, Page 7567 Public Records of Manatee County, Florida;

Also:

The northwest quarter of the northeast quarter lying south of State Road 64, less and except the east 100-feet described in Warranty Deed to John D. Taylor and Beverly J. Taylor, recorded in Official Record Book 1331, Page 0041 Public Records of Manatee County, Florida;

Also:

~~That portion of the southwest quarter of the northeast quarter being more particularly described as follows:~~

~~Begin at the northwest corner of the southwest quarter of the northeast quarter of said Section 32; thence east, 466.8 feet along north side of said 40 acre tract; thence south, 466.8 feet; thence west, 466.8 feet to west line of 40 acre tract; thence north, 466.8 feet to the POINT OF BEGINNING;~~

Also:

~~That part of the southwest quarter of the northeast quarter of Section 32, Township 34 South, Range 19 East, described as follows: Commence at a concrete monument found marking the southwest corner of the southwest quarter of the northeast quarter of Section 32, Township 34 South, Range 19 East, as occupied by John D. Taylor & being the southwest corner of that certain parcel of land as described in Official Record Book 656 Page 103 of the Public Records of Manatee County, Florida, for a POINT OF BEGINNING; thence S.89°35'55"E., along the south line of said southeast quarter of northeast quarter, 290.77 feet; thence N. 00° 42' 08"E., parallel with the west line of said southwest quarter of northeast quarter, 299.62 feet; thence N. 89°35'55"W. along the northerly line of said land described in Official Record Book 656 Page 103, a distance of 290.77 feet to the intersection with the west line of said southwest quarter of the northeast quarter; thence S.00°42'08"W., along the west line of said southwest quarter of the northeast quarter, a distance of 299.62 feet to the POINT OF BEGINNING, being & lying in the southwest quarter of the northeast quarter of Section 32, township 34 South, Range 19 East, Manatee County, Florida;~~

~~Section 33, Township 34 South, Range 19 East:~~

~~The east half, the northeast quarter of the northwest quarter, the northwest quarter of the northwest quarter, the southeast quarter of the northwest quarter, and the southwest quarter of the southwest quarter of Section 33, Township 34 South, Range 19 East,~~

~~Less:~~

~~Road right-of-way for State Road 64 and less that part of the above described property, lying north and east of said State Road 64 as described in Official Record Book 1095, Page 256;~~

~~Less:~~

~~Road right-of-way for Pope Road;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Roy F. Green, recorded in Official Record Book 1752, Page 4576;~~

Less:

~~Premises described in Special Warranty Deed to Triko Enterprises, Inc, recorded in Official Record Book 1407, Page 3313 and Official Record Book 1752, Page 2251;~~

Less:

~~Premises described in Special Warranty Deed to Peoples Gas System, recorded in Official Record Book 1576, Page 4158;~~

~~Section 35, Township 34 South, Range 19 East:~~

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

Less:

~~Road right-of-way for State Road 64~~

~~Section 36, Township 34 South, Range 19 East:~~

~~The west half of the northeast quarter, the southeast quarter of the northeast quarter, the east half of the northwest quarter, and the south half of Section 36, Township 34 South, Range 19 East;~~

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:~~

~~The south half of the north half, the southeast quarter of the southwest quarter, and the southeast quarter of Section 3, Township 35 South, Range 19 East;~~

Less:

~~Road right-of-way for Lorraine Road~~

~~Section 4, Township 35 South, Range 19 East:~~

~~The northwest quarter of the northeast quarter, the south half of the northeast quarter, the east half of the northeast quarter of the northwest quarter, the southeast quarter of the northwest quarter, the south half of the southwest quarter of the northwest quarter, the north half of the~~

~~south half, the southeast quarter of the southwest quarter, and the south half of the southeast quarter of Section 4, Township 35 South, Range 19 East;~~

~~Less:~~

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

~~Less:~~

~~Road right-of-way for Pope Road, recorded in Road Plat Book 8, Pages 138 through 152~~

~~Section 5, Township 35 South, Range 19 East:~~

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

~~Less:~~

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

~~Less:~~

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

~~Less:~~

~~Road right-of-way for Pope Road, recorded in Road Plat Book 8, Pages 138 through 152~~

~~Section 6, Township 35 South, Range 19 East:~~

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

~~Less:~~

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

~~Less:~~

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

~~Section 7, Township 35 South, Range 19 East:~~

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

Also:

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

LEGAL DESCRIPTION OF PROPOSED 44 AVENUE RIGHT-OF-WAY
(as prepared by the certifying Surveyor and Mapper):

A tract lying in Sections 7 and 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of the North $\frac{1}{2}$ of Section 17, Township 35 South, Range 19 East, also being the Southeast corner of the North $\frac{1}{2}$ of Section 18, Township 35 South, Range 19 East; thence S.89°34'40"E., along the South line of the North $\frac{1}{2}$ of said Section 17, a distance of 187.55 feet to the intersection with the Westerly Right-of-way of Lakewood Ranch Boulevard (formerly Upper Manatee River Road Extension), a 120-foot wide public right-of-way as recorded in Official Record Book 1429, Page 3703 of the Public Records of Manatee County, Florida, said point being on the arc of a curve to the right, whose radius point lies N.63°58'46"E., a radial distance of 2310.00 feet; thence run northwesterly, along said westerly right-of-way for the following five calls; thence along the arc of said curve, through a central angle of 23°42'37", a distance of 955.93 feet to the point of tangency of said curve; thence N.02°18'37"W., a distance of 1736.20 feet to the intersection with the common section line to Sections 7 and 18, Township 35 South, Range 19 East, said point lying N.88°45'31"W., 141.64 feet from the section corner common to said Sections 7 and 18; thence continue N.02°18'37"W., a distance of 339.27 feet to the point of curvature of a curve to the right, having a radius of 4060.00 feet and a central angle of 06°59'18"; thence run Northerly along the arc of said curve, a distance of 495.20 feet to the point of tangency of said curve; thence N.04°40'41"E., a distance of 2,624.25 feet to the point of curvature of a curve to the left having a radius of 1,940.00 feet and a central angle of 26°40'32"; thence northerly along the arc of said curve, an arc length of 903.21 feet to the POINT OF BEGINNING; thence S.68°00'09"W., a distance of 15.00 feet to a point on a curve to the left, of which the radius point lies S.68°00'09"W., a radial distance of 50.00 feet; thence northwesterly along the arc of said curve, through a central angle of 83°34'33", an arc length of 72.93 feet to the point of tangency of said curve; thence S.74°25'37"W., a distance of 54.55 feet to the point of curvature of a curve to the right having a radius of 2,952.50 feet and a central angle of 12°46'49"; thence westerly along the arc of said curve, an arc length of 658.58 feet to the end of said curve; thence N.02°47'34"W., along a line radial to the last described curve, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.02°47'34"W., a radial distance of 2,940.00 feet; thence westerly along the arc of said curve, through a central angle of 24°02'05", an arc length of 1,233.29 feet to the point of reverse curvature of a curve to the

left having a radius of 2,790.00 feet and a central angle of $31^{\circ}26'50''$; thence westerly along the arc of said curve, a distance of 1,531.31 feet to the point of reverse curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of $15^{\circ}52'03''$; thence westerly along the arc of said curve, a distance of 814.20 feet to the northerly line of a 50-foot wide gas line easement as recorded in Official Record Book 27, Page 220 and Official Record Book 396, Page 91 said public records; thence $N.59^{\circ}42'53''E.$, along said northerly line, a distance of 270.14 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.01^{\circ}10'01''E.$, a radial distance of 2,790.00 feet; thence easterly along the arc of said curve, through a central angle of $11^{\circ}22'19''$, an arc length of 553.75 feet to the point of reverse curvature of a curve to the right having a radius of 2,940.00 feet and a central angle of $31^{\circ}26'50''$; thence easterly along the arc of said curve, a distance of 1,613.64 feet to the point of reverse curvature of a curve to the left having a radius of 2,790.00 feet and a central angle of $24^{\circ}02'05''$; thence easterly along the arc of said curve, a distance of 1,170.37 feet to the end of said curve; thence $N.02^{\circ}47'34''W.$, a distance of 12.50 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.02^{\circ}47'34''W.$, a radial distance of 2,777.50 feet; thence easterly along the arc of said curve, through a central angle of $12^{\circ}46'49''$, an arc length of 619.55 feet to the point of tangency of said curve; thence $N.74^{\circ}25'37''E.$, a distance of 12.28 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of $55^{\circ}27'02''$; thence northeasterly along the arc of said curve, an arc length of 48.39 feet to a point on the south line of Manatee County Pond Site Number 5, as recorded in Official Record Book 1528, Page 7481 said public records; thence $S.87^{\circ}35'31''E.$, along a line non-tangent to the last described curve, being the south line of said Pond Site Number 5, a distance of 30.72 feet to the westerly right-of-way line of the aforementioned Lakewood Ranch Boulevard and the point of curvature of a non-tangent curve to the left, of which the radius point lies $N.66^{\circ}15'14''E.$, a radial distance of 1,560.00 feet; the following 2 calls are along said westerly right-of-way line; thence southeasterly along the arc of said curve, through a central angle of $02^{\circ}50'31''$, an arc length of 77.38 feet to the point of reverse curvature of a curve to the right having a radius of 1,940.00 feet and a central angle of $04^{\circ}35'26''$; thence southeasterly along the arc of said curve, a distance of 155.44 feet to the POINT OF BEGINNING.

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

Also:

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

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East; thence $S.89^{\circ}34'35''E.$, a distance of 4,650.84 feet; thence $N.00^{\circ}25'25''E.$, a distance of 1,889.17 feet; thence $S82^{\circ}55'49''W.$, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of $34^{\circ}25'49''$, said curve having a radius of 2,143.00 feet and being subtended by a chord which bears $S65^{\circ}42'55''W.$, 1,268.49 feet to a point of reverse curvature; Thence

~~1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; thence along said east line of Lakewood Ranch Boulevard, N04°40'41"E, 1649.57 feet; Thence N85°19'19"W, 120.00 feet to an intersection with the west line of said Lakewood Ranch Boulevard and the POINT OF BEGINNING; Thence S86°50'17" W, 227.27 feet; Thence S40°02'37"W, 121.13 feet; Thence S28°36'43"W, 108.34 feet; Thence S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21 feet; Thence N22°59'39"W, 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67 feet; Thence S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22 feet; Thence S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49 feet; Thence N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97 feet; Thence N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46 feet; Thence N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45 feet to a point on the arc of a curve; Thence 552.19 feet along the arc of said curve to the left through a central angle of 10°42'56", said curve having a radius of 2,952.50 feet and being subtended by a chord which bears N79°47'05"E, 551.38 feet to the point of tangency of said curve; Thence N74°25'37"E, 69.64 feet to a point of curvature; Thence 72.98 feet along the arc of said curve to the right through a central angle of 83°37'55", said curve having a radius of 50.00 feet and being subtended by a chord which bears S63°45'26"E, 66.67 feet to a point of compound curvature; Thence 901.48 feet along the arc of said curve to the right through a central angle of 26°37'27", said curve having a radius of 1,940.00 feet and being subtended by a chord which bears S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22 feet to the POINT OF BEGINNING.~~

~~Containing 39.281 acres, more or less.~~

~~Less:~~

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

~~Less:~~

~~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 8, Township 35 South, Range 19 East:~~

~~All of Section 8, Township 35 South, Range 19 East;~~

~~Less:~~

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

~~Less:~~

~~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 9, Township 35 South, Range 19 East:~~

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

~~Section 10, Township 35 South, Range 19 East:~~

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

~~Less:~~

~~Road right-of-way for Lorraine Road;~~

~~Section 11, Township 35 South, Range 19 East:~~

~~All of Section 11, Township 35 South, Range 19 East;~~

~~Section 12, Township 35 South, Range 19 East:~~

~~All of Section 12, Township 35 South, Range 19 East;~~

~~Section 13, Township 35 South, Range 19 East:~~

~~All of Section 13, Township 35 South, Range 19 East;~~

~~Section 14, Township 35 South, Range 19 East:~~

~~All of Section 14, Township 35 South, Range 19 East;~~

~~Section 15, Township 35 South, Range 19 East:~~

~~The east half, the Southwest quarter of the northwest quarter, the southeast quarter of the southwest quarter, and the northeast quarter of the southwest quarter of Section 15, Township 35 South, Range 19 East;~~

~~Less:~~

~~Road right-of-way for Lorraine Road and State Road 70;~~

~~Less:~~

~~The northeast quarter of the southwest quarter of the northwest quarter of Section 15, Township 35 South, Range 19 East;~~

~~Less:~~

~~The east 66 feet of the northwest quarter of the southwest quarter of the northwest quarter of Section 15, Township 35 South, Range 19 East;~~

~~described in Warranty Deed to Clive and Judith Morris, recorded in Official Record Book 1574, Page 2146;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Peace River Electric Cooperative, Inc. described in Official Record Book 1542, Page 5178;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Peace River Electric Cooperative, Inc. described in Official Record Book 1747, Page 6675;~~

~~Less:~~

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

~~Less:~~

~~Fire House Site~~

~~COMMENCE at a concrete monument found marking the occupied northwest corner of the southwest $\frac{1}{4}$ of Section 15, Township 35 South, Range 19 East; thence S89°31'12"E, along the occupied north line of said southwest $\frac{1}{4}$, a distance of 1343.23 ft. to the intersection with the west line of the northeast $\frac{1}{4}$ of said southwest $\frac{1}{4}$; thence S00°04'29"E, along said west line, a distance of 1281.86 ft., thence S87°56'19"E, a distance of 1049.55 ft. for a POINT OF BEGINNING, said point lying on the northerly right-of-way of 59th Avenue East, a 100 ft. wide public right-of-way as shown on "Crawley Substation Roadway", a roadway plat as recorded in Plat Book 43, Pages 84 and 85, Public Records of Manatee County, Florida; thence continue S87°56'19"E, along said northerly right-of-way, a distance of 398.37 ft. to the intersection with the westerly line of that certain parcel of land as described and recorded in Official Records Book 1542, Page 5178, said Public Records; thence N00°25'16"W, along said westerly line, a distance of 547.23 ft.; thence N87°56'19"W, 398.37 ft.; thence S00°25'16"E, a distance of 547.23 ft. to the POINT OF BEGINNING, being and lying in Section 15, Township 35 South, Range 19 East, Manatee County, Florida.~~

~~Containing 5.00 acres, more or less.~~

~~Section 16, Township 35 South, Range 19 East:~~

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

~~Less:~~

~~Road right-of-way for State Road 70;~~

~~Less:~~

~~Road right-of-way for Pope Road~~

~~Less:~~

~~Premises described in Warranty Deed to the State of Florida Department of Transportation, recorded in Official Record Book 1915, Page 5768 Public Records of Manatee County, Florida;~~

Less:

~~Premises described in Warranty Deed to Covered Bridge Holdings III, LLC, recorded in Official Record Book 1970, Page 707 Public Records of Manatee County, Florida;~~

Less:

~~Premises described in Warranty Deed to the Diocese of Venice, recorded in Official Record Book 1451, Page 964, less premises conveyed to SMR 70, North 70, LLC, in Special Warranty Deed, recorded in Official Record Book 1928, Page 3315;~~

Less:

~~Premises described in Special Warranty Deed to the Diocese of Venice, recorded in Official Record Book 1928, Page 3321 Public Records of Manatee County, Florida;~~

~~Section 17, Township 35 South, Range 19 East:~~

~~All of Section 17, 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;~~

Less:

~~Road right-of-way for State Road 70;~~

Less:

~~Premises described in Warranty Deed to the State of Florida Department of Transportation, recorded in Official Record Book 1915, Page 5768 Public Records of Manatee County, Florida;~~

Less:

~~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:~~

~~DESCRIPTION (Proposed Braden River Mitigation Bank)~~

~~A tract of land lying in Sections 22, 23 and 27, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:~~

Commence at the northwest corner of Section 21, Township 35 South, Range 19 East; thence S.89°24'47"E. along the north line of said Section 21, a distance of 5379.98 feet to the northwest corner of said Section 22; thence S.00°30'23" W. along the west line of said Section 22, a distance of 134.20 feet to a point on the southerly Right-of-way line of State Road 70; the following 4 calls are along said southerly right-of-way line; thence S.89°19'57"E., a distance of 521.35 feet; thence S.89°21'15"E., a distance of 3,754.54 feet to the point of curvature of a curve to the right having a radius of 1,777.86 feet and a central angle of 34°24'33"; thence easterly along the arc of said curve, an arc length of 1,067.70 feet to the point of tangency of said curve; thence S.54°56'41"E., a distance of 821.49 feet to the POINT OF BEGINNING; thence continue S.54°56'41"E. along the above mentioned southerly right-of-way line, a distance of 4,427.83 feet; thence S.15°00'00"W., a distance of 701.34 feet; thence N.71°00'00"W., a distance of 2,270.00 feet; thence S.45°00'00"W., a distance of 65.00 feet; thence S.00°00'00"W., a distance of 395.00 feet; thence S.86°30'00"W., a distance of 1,250.00 feet; thence S.00°00'00"W., a distance of 338.36 feet; thence S.43°00'00"E., a distance of 155.00 feet; thence S.00°00'00"W., a distance of 150.00 feet; thence S.59°56'21"W., a distance of 110.00 feet; thence N.63°00'00"W., a distance of 306.73 feet; thence N.10°00'00"W., a distance of 299.62 feet; thence S.89°37'37"W., a distance of 301.32 feet; thence S.72°00'46"W., a distance of 368.15 feet; thence S.48°06'41"W., a distance of 169.68 feet; thence N.08°37'00"E., a distance of 159.00 feet; thence N.57°02'56"E., a distance of 594.02 feet; thence N.07°52'51"W., a distance of 27.87 feet; thence N.61°22'29"W., a distance of 167.29 feet; thence N.83°56'09"W., a distance of 103.18 feet; thence S.85°40'21"W., a distance of 75.29 feet; thence S.44°35'18"W., a distance of 66.94 feet; thence S.82°54'53"W., a distance of 86.64 feet; thence S.48°07'08"W., a distance of 74.53 feet; thence S.26°33'46"W., a distance of 49.90 feet; thence S.39°24'11"W., a distance of 50.01 feet to a point on the northerly line of a Conservation Easement as recorded in the Official Records Book 1524, Page 5098 of the Public Records of Manatee County, Florida; the following 15 calls are along the northerly and westerly lines of said Conservation Easement; thence S.63°06'49"W., a distance of 38.30 feet; thence S.30°38'41"W., a distance of 53.69 feet; thence S.68°49'15"W., a distance of 91.30 feet; thence S.51°14'32"W., a distance of 68.98 feet; thence S.76°31'40"W., a distance of 62.88 feet; thence S.45°09'35"W., a distance of 35.02 feet; thence S.36°11'14"E., a distance of 48.92 feet; thence S.18°26'10"E., a distance of 45.74 feet; thence S.09°12'08"W., a distance of 19.73 feet; thence S.32°09'14"E., a distance of 76.50 feet; thence S.07°27'24"E., a distance of 35.67 feet; thence S.29°09'12"E., a distance of 41.08 feet; thence S.11°37'55"E., a distance of 49.89 feet; thence S.51°55'08"E., a distance of 29.11 feet; thence S.67°03'11"E., a distance of 66.38 feet; thence N.66°35'24"E., a distance of 31.03 feet; thence S.45°47'43"E., a distance of 148.54 feet; thence S.18°48'41"W., a distance of 163.72 feet; thence S.82°50'11"W., a distance of 81.44 feet; thence N.69°18'50"W., a distance of 147.54 feet; thence N.16°28'56"W., a distance of 96.10 feet; thence N.07°30'43"W., a distance of 141.37 feet; thence S.65°00'00"W., a distance of 1,078.77 feet; thence S.83°00'00"W., a distance of 630.49 feet; thence S.62°15'00"W., a distance of 585.88 feet; thence S.55°30'00"W., a distance of 859.04 feet; thence S.35°00'00"W., a

distance of 453.13 feet; thence S.69°00'00"W., a distance of 637.50 feet; thence N.65°15'00"W., a distance of 464.25 feet; thence N.35°51'00"W., a distance of 385.00 feet; thence N.83°00'00"W., a distance of 137.04 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.85°59'50"W., a radial distance of 6,090.00 feet; thence northerly along the arc of said curve, through a central angle of 00°49'46", an arc length of 88.17 feet to the point of tangency of said curve; thence N.00°51'26"E., a distance of 490.58 feet; thence N.00°30'20"E., a distance of 355.33 feet to the point of curvature of a curve to the right having a radius of 2,880.00 feet and a central angle of 07°28'45"; thence northerly along the arc of said curve, an arc length of 375.94 feet to the end of said curve; thence S.67°11'02"E. non-radial to the last described curve, a distance of 629.23 feet; thence S.81°49'22"E., a distance of 263.52 feet; thence N.80°03'53"E., a distance of 275.24 feet; thence N.69°59'29"E., a distance of 317.24 feet; thence N.57°35'22"E., a distance of 178.26 feet; thence N.81°03'05"E., a distance of 234.09 feet; thence N.63°21'55"E., a distance of 439.23 feet; thence N.44°11'27"E., a distance of 241.21 feet; thence N.63°21'56"E., a distance of 148.94 feet; thence N.74°49'49"E., a distance of 163.40 feet; thence N.75°39'49"E., a distance of 461.38 feet; thence N.52°24'58"E., a distance of 284.05 feet; thence N.37°35'20"E., a distance of 294.52 feet; thence N.33°58'26"E., a distance of 687.37 feet; thence N.46°31'18"E., a distance of 195.52 feet; thence N.76°15'16"E., a distance of 235.33 feet; thence N.53°47'33"E., a distance of 231.66 feet; thence N.15°20'53"E., a distance of 147.34 feet; thence N.32°20'46"E., a distance of 368.15 feet; thence S.83°51'29"E., a distance of 332.08 feet; thence S.56°57'53"E., a distance of 139.47 feet; thence N.35°53'49"E., a distance of 417.52 feet; thence N.50°25'21"W., a distance of 348.47 feet; thence N.00°06'50"E., a distance of 135.65 feet; thence N.24°22'30"E., a distance of 201.08 feet; thence N.61°14'22"E., a distance of 113.08 feet; thence S.62°11'08"E., a distance of 197.43 feet to the point of curvature of a curve to the right having a radius of 100.00 feet and a central angle of 88°54'40"; thence southerly along the arc of said curve, an arc length of 155.18 feet to the point of tangency of said curve; thence S.26°43'33"W., a distance of 224.96 feet; thence S.50°07'45"E., a distance of 125.37 feet; thence N.49°56'25"E., a distance of 228.41 feet; thence N.08°47'40"E., a distance of 153.43 feet; thence N.38°13'49"W., a distance of 139.09 feet; thence N.11°59'28"E., a distance of 271.56 feet; thence N.37°00'30"E., a distance of 306.68 feet to the POINT OF BEGINNING.

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

Also:

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

A tract of land lying in Section 22, Township 35 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

Commence at the southeast corner of Section 22, Township 35 South, Range 19 East; thence N.89°29'42"W. along the south line of said Section

~~22, 587.90 feet; thence N.00°30'18"E., perpendicular with said south line, a distance of 802.96 feet to the POINT OF BEGINNING; thence N.66°35'24"E., a distance of 31.03 feet; thence S.45°47'43"E., a distance of 68.87 feet; thence N.22°15'45"E., a distance of 66.77 feet; thence N.21°25'53"E., a distance of 88.19 feet; thence N.08°37'00"E., a distance of 159.00 feet; thence N.57°02'56"E., a distance of 594.02 feet; thence N.07°52'51"W., a distance of 27.87 feet; thence N.61°22'29"W., a distance of 167.29 feet; thence N.83°56'09"W., a distance of 103.18 feet; thence S.85°40'21"W., a distance of 75.29 feet; thence S.44°35'18"W., a distance of 66.94 feet; thence S.82°54'53"W., a distance of 86.64 feet; thence S.48°07'08"W., a distance of 74.53 feet; thence S.26°33'46"W., a distance of 49.90 feet; thence S.39°24'11"W., a distance of 50.01 feet to a point on the northerly line of a Conservation Easement as recorded in the Official Records Book 1524, Page 5098 of the Public Records of Manatee County, Florida; the following 15 calls are along the northerly and westerly lines of said Conservation Easement; thence S.63°06'49"W., a distance of 38.30 feet; thence S.30°38'41"W., a distance of 53.69 feet; thence S.68°49'15"W., a distance of 91.30 feet; thence S.51°14'32"W., a distance of 68.98 feet; thence S.76°31'40"W., a distance of 62.88 feet; thence S.45°09'35"W., a distance of 35.02 feet; thence S.36°11'14"E., a distance of 48.92 feet; thence S.18°26'10"E., a distance of 45.74 feet; thence S.09°12'08"W., a distance of 19.73 feet; thence S.32°09'14"E., a distance of 76.50 feet; thence S.07°27'24"E., a distance of 35.67 feet; thence S.29°09'12"E., a distance of 41.08 feet; thence S.11°37'55"E., a distance of 49.89 feet; thence S.51°55'08"E., a distance of 29.11 feet; thence S.67°03'11"E., a distance of 66.38 feet to the POINT OF BEGINNING.~~

~~Said tract contains 249,186 square feet or 5.7205 acres, more or less.~~

~~Section 23, Township 35 South, Range 19 East:~~

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

~~Also:~~

~~That portion of Section 23, Township 35 South, Range 19 East, lying southerly of the right-of-way line for State Road 70, easterly of premises described in Special Warranty Deed to Sarasota Development, L.L.C., recorded in Official Record Book 1892, Page 750 of said Public Records and easterly of the (Proposed Braden River Mitigation Bank), described above;~~

~~Section 24, Township 35 South, Range 19 East:~~

~~All of Section 24, Township 35 South, Range 19 East;~~

~~Less:~~

~~Right-of-way for State Road 70;~~

~~Section 25, Township 35 South, Range 19 East:~~

~~All of Section 25, Township 35 South, Range 19 East;~~

~~Less:~~

~~Right-of-way for State Road 70;~~

~~Section 26, Township 35 South, Range 19 East:~~

~~All of Section 26, Township 35 South, Range 19 East;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Sarasota Development, L.L.C., recorded in Official Record Book 1892, Page 750 Public Records of Manatee County, Florida;~~

~~Less:~~

~~Premises described in Memorandum of Purchase Option Agreement, recorded in Official Record Book 1892, Page 776 Public Records of Manatee County, Florida;~~

~~Section 27, Township 35 South, Range 19 East:~~

~~All of Section 27, lying southerly of the Phase 2 Parcel, described in Memorandum of Purchase Option Agreement, recorded in Official Record Book 1892, Page 776 of said Public Records and Phase 1 Parcel and Entry Road Parcel, described in Special Warranty Deed to Sarasota Development, L.L.C., recorded in Official Record Book 1892, Page 750 Public Records of Manatee County, Florida;~~

~~Less:~~

~~Right-of-way for Lorraine Road;~~

~~Section 34, Township 35 South, Range 19 East:~~

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

~~Less:~~

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

~~Less:~~

~~Premises described in Special Warranty Deed to the Diocese of Venice, recorded in Official Record Book 1532, Page 5848, Less and except premises described in Special Warranty Deed to Schoreder-Manatee Ranch, Inc., recorded in Official Record Book 1928, Page 3242 of said Public Records;~~

~~Less:~~

~~Premises described in Special Warranty Deed to the Diocese of Venice, recorded in Official Record Book 1928, Page 3248 Public Records of Manatee County, Florida;~~

~~Less:~~

~~Premises described in Corrective Warranty Deed to Harvest United Methodist Church, Inc., recorded in Official Record Book 1747, Page 777 of said Public Records;~~

~~Section 35, Township 35 South, Range 19 East:~~

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

~~Section 36, Township 35 South, Range 19 East:~~

~~All of Section 36, Township 35 South, Range 19 East;~~

~~Section 1, Township 36 South, Range 19 East:~~

~~All of Section 1, Township 36 South, Range 19 East;~~

~~Section 2, Township 36 South, Range 19 East:~~

~~All of Section 2, Township 36 South, Range 19 East;~~

~~Section 3, Township 36 South, Range 19 East:~~

~~All of Section 3, Township 36 South, Range 19 East;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Polo Ranches of Sarasota, Inc., recorded in Official Record Book 2602, Page 702 of the Public Records of Sarasota County, Florida;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Polo Ranches of Sarasota, Inc., recorded in Official Instrument Number 2000076164 of the Public Records of Sarasota County, Florida;~~

~~Section 4, Township 36 South, Range 19 East:~~

~~All of Section 4, Township 36 South, Range 19 East;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Polo Ranches of Sarasota, Inc., recorded in Official Record Book 2602, Page 702 of the Public Records of Sarasota County, Florida;~~

~~Less:~~

~~A portion of Premises described in Warranty Deed to Out-of-Door Academy of Sarasota, Inc., recorded in Official Record Book 2858, Page 189 of the Public Records of Sarasota County, Florida~~

~~Section 5, Township 36 South, Range 19 East:~~

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

~~Also:~~

~~That portion of Section 5, Township 36 South, Range 19 East, lying southerly of the following described properties:~~

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

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

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

~~Lakewood Ranch Corporate Park, Unit 3A, recorded in Plat Book 41, Page 19, Public Records of Sarasota County, Florida;~~

~~Lakewood Ranch Corporate Park, Unit 1, recorded in Plat Book 38, Page 26, Public Records of Sarasota County, Florida;~~

~~Lakewood Ranch Corporate Park, Unit 4, Phase 1, recorded in Plat Book 43, Page 22, Public Records of Sarasota County, Florida;~~

~~Section 6, Township 36 South, Range 19 East:~~

~~That portion of Section 6, Township 36 South, Range 19 East, lying east of the right-of-way of Interstate 75 and south of the following described properties:~~

~~Lakewood Ranch Corporate Park, Unit 4, Phase 1, recorded in Plat Book 43, Page 22, Public Records of Sarasota County, Florida;~~

~~Lakewood Ranch Corporate Park, Unit 4, recorded in Plat Book 40, Page 37, Public Records of Sarasota County, Florida;~~

~~Lakewood Ranch Corporate Park, Unit 6, Phase 2, recorded in Plat Book 42, Page 23, Public Records of Sarasota County, Florida;~~

~~Less:~~

~~Premises described in Corporate Warranty Deed to Sarasota County, recorded in Official Record Instrument Number 2002146329, Public Records of Sarasota County, Florida;~~

~~Section 7, Township 36 South, Range 19 East:~~

~~That portion of Section 7, Township 36 South, Range 19 East, lying east of the right-of-way of Interstate 75;~~

~~Less:~~

~~Premises described in Warranty Deed to Sarasota County, recorded in Official Instrument Number 2004118447, Public Records of Sarasota County, Florida;~~

~~Less:~~

~~Premises described in Corporate Warranty Deed to Sarasota County, recorded in Official Record Book 2880, Page 1528, Public Records of Sarasota County, Florida;~~

~~Section 8, Township 36 South, Range 19 East:~~

~~All of Section 8, Township 36 South, Range 19 East;~~

~~Less:~~

~~Premises described in Special Warranty Deed to Florida Power & Light Company, recorded in Official Record Book 2848, Page 77, Public Records of Sarasota County, Florida;~~

~~Section 9, Township 36 South, Range 19 East;
All of Section 9, Township 36 South, Range 19 East;
Section 10, Township 36 South, Range 19 East;
All of Section 10, Township 36 South, Range 19 East;
Section 11, Township 36 South, Range 19 East;
All of Section 11, Township 36 South, Range 19 East;
Section 12, Township 36 South, Range 19 East;
All of Section 12, Township 36 South, Range 19 East;
Section 5, Township 36 South, Range 20 East;
The south half of Section 5, Township 36 South, Range 20 East;
Section 6, Township 36 South, Range 20 East;
All of Section 6, Township 36 South, Range 20 East;
Section 7, Township 36 South, Range 20 East;
All of Section 7, Township 36 South, Range 20 East;
Section 8, Township 36 South, Range 20 East;
All of Section 8, Township 36 South, Range 20 East;
Less:~~

~~A strip of land 50 feet wide, described as beginning at the southwest corner of Section 8, Township 36 South, Range 20 East, thence South 87°10'13" East, 511.24 feet for POINT OF BEGINNING; thence North 42°59'05" West to a point lying 50 feet north of the south line of Section 8; thence easterly along a line parallel to and 50 feet north of, the south line of Section 8 to a point lying 529.3 feet west of the east line of said Section 8; thence southwesterly 70.7 feet to point on south line of Section 8, lying 600 feet westerly of the southeast corner of Section 8; thence westerly along the south section line of said Section 8 to the POINT OF BEGINNING, lying and being in Section 8, Township 36 South, Range 20 East, Sarasota County, Florida.~~

~~CONTAINING A TOTAL AREA OF 23,055 ACRES, PLUS OR MINUS.~~

Section 2. Paragraph (r) is added to subsection (7) of section 6 of chapter 2005-338, Laws of Florida, to read:

Section 6. Board of Supervisors; general duties.—

(7) SPECIAL POWERS.—The District shall have, and the board may exercise, the following special powers to implement its lawful and special purpose and to provide, pursuant to that purpose, systems, facilities, services, improvements, projects, works, and infrastructure, each of which constitutes a lawful public purpose when exercised pursuant to this charter, subject to, and not inconsistent with, the regulatory jurisdiction and permitting authority of all other applicable governmental bodies, agencies, and any special districts having authority with respect to any area included therein,

and to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, finance, fund, and maintain improvements, systems, facilities, services, works, projects, and infrastructure. Any or all of the following special powers are granted by this act in order to implement the special purpose of the District:

(r) To provide sustainable or green infrastructure improvements, facilities, and services, including, but not limited to, recycling of natural resources, reduction of energy demands, development and generation of alternative or renewable energy sources and technologies, mitigation of urban heat islands, sequestration, capping or trading of carbon emissions or carbon emissions credits, LEED or Florida Green Building Coalition certification, and development of facilities and improvements for low-impact development and to enter into joint ventures, public-private partnerships, and other agreements and to grant such easements as may be necessary to accomplish the foregoing. Nothing herein shall authorize the District to provide electric service to retail customers or otherwise act to impair electric utility franchise agreements.

The enumeration of special powers herein shall not be deemed exclusive or restrictive but shall be deemed to incorporate all powers express or implied necessary or incident to carrying out such enumerated special powers, including also the general powers provided by this special act charter to the District to implement its single purpose. Further, the provisions of this subsection shall be construed liberally in order to carry out effectively the special purpose of this District under this act. The District shall only exercise the special powers described in this subsection paragraphs (a) through (p) within Manatee County upon the execution of an interlocal agreement between the District and Manatee County consenting to the District's exercise of those powers within Manatee County. The District shall only exercise the special powers described in this subsection paragraphs (a) through (p) within Sarasota County upon the execution of an interlocal agreement between the District and Sarasota County consenting to the District's exercise of those powers within Sarasota County. The District may exercise different powers within each county, depending upon the timing and content of the respective interlocal agreement, as either may be amended from time to time.

Section 3. In the election provided for in section 4, each assessable acre or fraction thereof present in person or by proxy shall be counted as one vote.

Section 4. This section and section 3 shall take effect upon this act becoming a law, and sections 1 and 2 shall take effect upon approval by a majority vote of the owners of land within the district, including land included in the original district boundary description and any land being added to the district by this act, who are not exempt from ad valorem taxes or non-ad valorem assessments and who are present in person or by proxy at a landowners' meeting to be held within 90 days after the effective date of this act. Such landowners' meeting shall be noticed as provided in section 5(2)(a) of chapter 2005-338, Laws of Florida.

Approved by the Governor June 16, 2009.

Filed in Office Secretary of State June 16, 2009.