

CHAPTER 2024-291

House Bill No. 1115

An act relating to the Three Rivers Stewardship District, Sarasota County; amending chapter 2023-337, Laws of Florida; revising the boundaries of the district; providing an effective date.

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

Section 1. Section 4 of chapter 2023-337, Laws of Florida, is amended to read:

Section 4. Formation; boundaries.—The Three Rivers Stewardship District, an independent special district, is created and incorporated in Sarasota County and shall embrace and include the territory described as:

TRACT 1 DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land of lying in Sections 16, 20, 21, 28, 29 & 32, Township 37 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the northernmost corner of LT Ranch Neighborhood One recorded in Plat Book 53, Page ~~176~~ 175 of the Public Records of Sarasota County, Florida; the following nine (9) calls are along the westerly boundary line of said LT Ranch Neighborhood One: (1) thence S.34°10'43"W., a distance of 1,104.05 feet to a point of curvature of a curve to the left having a radius of 2,865.00 feet and a central angle of 33°39'37"; (2) thence Southerly along the arc of said curve, a distance of 1,683.14 feet, to the point of tangency of said curve; (3) thence S.00°31'06"W., a distance of 255.04 feet to a point of curvature of a curve to the right having a radius of 955.00 feet and a central angle of 24°06'58"; (4) thence Southerly along the arc of said curve, a distance of 401.96 feet, to the point of tangency of said curve; (5) thence S.24°38'04" W., a distance of 694.50 feet to the point of curvature of a non-tangent curve to the left, having a radius of ~~955.00~~ 955.09 feet and a central angle of 31°15'02" ~~31°14'51"~~; (6) thence Southerly along the arc of said curve, a distance of 520.88 feet, said curve having a chord bearing and distance of S.09°18'38"W., 514.45 feet, to the point of tangency of said curve; (7) thence S.06°18'48"E., a distance of 1,214.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 955.00 feet and a central angle of 69°53'06"; (8) thence Southwesterly along the arc of said curve, a distance of 1,164.84 feet, said curve having a chord bearing and distance of ~~S.28°37'45"W.~~ S.28°37'10"W., 1,093.96 feet, to the point of tangency of said curve; (9) thence ~~S.63°34'18"W.~~ S.63°33'43" W., along said westerly boundary and the extension thereof, a distance of 390.82 feet to a point of curvature of a curve to the left having a radius

of 955.00 feet and a central angle of 49°33'38" ~~49°33'39"~~; the following seven (7) calls are along the centerline of a 150-foot wide Access Easement, recorded in Official Record Instrument Number 2015078648 of said Public Records; (1) thence Southwesterly along the arc of said curve, a distance of 826.07 feet, to the point of tangency of said curve; (2) thence S.14°00'40"W. ~~S.14°00'06"W.~~, a distance of 1,573.41 feet to a point of curvature of a curve to the right having a radius of 955.00 feet and a central angle of 75°26'47"; (3) thence Southwesterly along the arc of said curve, a distance of 1,257.54 ~~1,257.53~~ feet, to the point of tangency of said curve; (4) thence S.89°27'28"W. ~~S.89°26'53"W.~~, a distance of 400.65 feet to a point of curvature of a curve to the left having a radius of 694.00 feet and a central angle of 89°57'34" ~~89°57'53"~~; (5) thence Southwesterly along the arc of said curve, a distance of 1,089.64 ~~1,089.71~~ feet, to the point of tangency of said curve; (6) thence S.00°30'06"E. ~~S.00°31'00"E.~~, a distance of 1,417.28 ~~1,416.57~~ feet; (7) thence S.00°31'33"W. ~~S.00°33'01"W.~~, a distance of 2691.19 ~~2691.22~~ feet to the end of said 150-foot wide Access Easement, also being a point on the easterly line of aforementioned Section 32; thence S.00°35'45"W., along the easterly line of said Section 32, a distance of 2690.82 feet to the southeast corner of said Section 32; thence N.89°34'53"W., along the southerly line of said Section 32, a distance of 5,324.11 ~~5,348.98~~ feet to the southwest corner of said Section 32; thence N.01°29'58"E., along the westerly line of said Section 32, a distance of 5,355.02 feet to the southwest corner of the aforementioned Section 29; thence N.01°03'48"W., along the westerly line of said Section 29, a distance of 5,373.24 feet to the southwest corner of the aforementioned Section 20; thence N.88°56'12"E., a distance of 25.00 feet to the east right-of-way line of Ibis Street ~~as~~; recorded in Official Record Book 60, Page 196 of said Public Records, said point lying S.89°34'53"E. 25.00 feet from the southwest corner of said Section 32; the following four (4) calls are along the easterly right-of-way line of said Ibis Street and lying 25.00 feet easterly of the east lines of Sections 32, 29, and 20; (1) thence N.01°30'08"E., a distance of 5,354.56 feet; (2) thence N.00°12'43"E., a distance of 2672.81 feet; (3) thence N.02°19'37"W., a distance of 2,702.87 feet; (4); thence N.00°21'49"W., along ~~said east line~~, a distance of 5,396.54 feet to the north line of the aforementioned said Section 20; thence S.89°33'38"E., a distance of 5,323.34 feet to the southwest corner of the aforementioned Section 16; thence N.00°24'46"E., along the west line of said Section 16, a distance of 1,320.36 feet; thence S.89°52'39"E., a distance of 2,660.98 feet; thence N.00°53'16"E., a distance of 1,295.00 feet to the south right-of-way line of Clark Road, State Road 72; thence S.55°49'33"E., along said south right-of-way line, a distance of 3,081.77 feet to the POINT OF BEGINNING.

~~Said tract of land contains 2,802.19 acres, more or less.~~

LESS AND EXCEPT: (The School Board of Sarasota County, Florida - Official Record Instrument #2020093694)

A parcel of land lying in Section 21, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 21; ~~run~~ thence along the North boundary of said Section 21, N.89°41'18"W., a distance of 766.13 feet to a point on a curve on the Westerly boundary of the 150-foot Access Easement, according to Official Records Instrument Number 2015078648, of the Public Records of Sarasota County, Florida; thence along said Westerly boundary of the 150-foot Access Easement, the following eight (8) courses: 1) Southerly, 1683.76 feet along the arc of a non-tangent curve to the left having a radius of 2,940.00 ~~2940.00~~ feet and a central angle of 32°48'50" (chord bearing S.16°55'31"W., 1660.85 feet); 2) S.00°31'06"W., a distance of 255.04 feet; 3) Southerly, 370.40 feet along the arc of a tangent curve to the right having a radius of 880.00 feet and a central angle of 24°06'58" (chord bearing S.12°34'35"W., 367.67 feet); 4) S.24°38'04"W., a distance of 699.55 feet; 5) Southerly, 78.14 ~~78.13~~ feet along the arc of a tangent curve to the left having a radius of 1030.00 feet and a central angle of 04°20'47" (chord bearing S.22°27'40"W., 78.12 feet) to the POINT OF BEGINNING; 6) Southerly, 478.21 feet along the arc of a non-tangent curve to the left having a radius of 1030.00 feet and a central angle of 26°36'05" (chord bearing S.06°59'14"W., 473.93 feet); 7) S.06°18'48"E., a distance of 1214.80 feet; 8) Southerly, 172.95 feet along the arc of a tangent curve to the right having a radius of 880.00 feet and a central angle of 11°15'37" (chord bearing S.00°40'59"E., 172.67 feet); thence Southwesterly, 41.76 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 95°42'19" (chord bearing S.52°47'59"W., 37.07 feet); thence N.79°20'52"W., a distance of 132.30 feet; thence Northwesterly, 670.59 feet along the arc of a tangent curve to the right having a radius of 940.00 feet and a central angle of 40°52'28" (chord bearing N.58°54'38"W., 656.46 feet); thence Northwesterly, 953.27 feet along the arc of a reverse curve to the left having a radius of 1060.00 feet and a central angle of 51°31'36" (chord bearing N.64°14'12"W., 921.47 feet); thence N.90°00'00"W., a distance of 178.46 feet; thence N.00°00'00"E., a distance of 1497.37 feet; thence N.90°00'00"E., a distance of 546.03 feet; thence Easterly, 619.13 feet along the arc of a tangent curve to the right having a radius of 1440.00 feet and a central angle of 24°38'04" (chord bearing S.77°40'58"E., 614.37 feet); thence S.65°21'56"E., a distance of 542.10 feet; thence Southeasterly, 37.37 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 85°39'13" (chord bearing S.22°32'20"E., 33.99 feet) to the POINT OF BEGINNING.

Total described parcel containing 2,727.1 ~~65.09~~ acres, more or less. (2,792.22 acres, minus 65.09 acres)

TRACT 2 DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 30 and 31, Township 37 South, Range 38 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 30; thence S.88°31'18" W., along the north line of said Section 30, a distance of 25.01 feet to the POINT OF BEGINNING, said point being on the west right-of-way line of Ibis Street (50.00 foot wide public right-of-way) as recorded in Official Records Book 62, Page 432 in the Public Records of Sarasota County, Florida; thence S.02°19'37"E., along said west right-of-way line, a distance of 2,702.49 feet; thence S.89°18'42"W., a distance of 1,307.52 feet; thence S.00°22'13"W., a distance of 666.03 feet; thence N.89°15'23"E., a distance of 112.12 feet; thence S.00°20'54"W., a distance of 1,332.28 feet; thence N.89°34'15"E., a distance of 1,200.35 feet to a point on the abovementioned west right-of-way line of Ibis Street; thence along said west right-of-way line for the following two (2) calls: (1) thence S.00°12'43"W., a distance of 667.79 feet; (2) thence S.01°30'08"W., a distance of 4,462.45 feet to the point of curvature of a non-tangent curve to the left, having a radius of 550.00 feet and a central angle of 15°15'39"; thence westerly along the arc of said curve, a distance of 146.49 feet, said curve having a chord bearing and distance of N.67°38'11"W., 146.06 feet, to the end of said curve; thence N.75°16'00"W., a distance of 90.16 feet to the point of curvature of a non-tangent curve to the left, having a radius of 490.00 feet and a central angle of 14°22'03"; thence westerly along the arc of said curve, a distance of 122.87 feet, said curve having a chord bearing and distance of N.82°27'02"W., 122.55 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 718.00 feet and a central angle of 42°03'55"; thence westerly along the arc of said curve, a distance of 527.14 feet, said curve having a chord bearing and distance of N.75°41'40"W., 515.38 feet, to the end of said curve; thence N.18°54'26"E., a distance of 302.35 feet; thence N.65°01'05"W., a distance of 1,068.36 feet; thence S.35°25'57"W., a distance of 1,176.73 feet; thence N.89°13'36"W., a distance of 489.05 feet; thence S.00°07'10"E., a distance of 427.55 feet to the point of curvature of a non-tangent curve to the left, having a radius of 500.00 feet and a central angle of 11°31'42"; thence westerly along the arc of said curve, a distance of 100.60 feet, said curve having a chord bearing and distance of N.75°35'35"W., 100.43 feet, to the point of tangency of said curve; thence N.81°21'26"W., a distance of 108.92 feet to the point of curvature of a curve to the left having a radius of 350.00 feet and a central angle of 16°01'28"; thence westerly along the arc of said curve, a distance of 97.89 feet to the point of tangency of said curve; thence S.82°37'06"W., a distance of 75.69 feet to the point of curvature of a curve to the left having a radius of 350.00 feet and a central angle of 14°32'49"; thence westerly along the arc of said curve, a distance of 88.86 feet to the end of said curve, said point being on the east right-of-way line of Interstate 75 (State Road 93, Section 17075-2407) as recorded in Road Plat Book 2, Page 54 in said Public Records; thence N.21°33'01"W., along said east

right-of-way line, a distance of 3,912.60 feet to a point on the west line of the abovementioned Section 31; thence N.00°46'55"E., along said west Section line, a distance of 1,210.25 feet to the northwest corner of said Section 31, also being the southwest corner of said Section 30; thence N.00°49'51"E., along the west line of said Section 30, a distance of 2,635.22 feet to the West ¼ corner of said Section 30; thence N.00°49'50" E., continuing along the west line of said Section 30, a distance of 2,637.35 feet to the northwest corner of said Section 30; thence N.88°31'18"E., along the north line of said Section 30, a distance of 2,067.47 feet to the north ¼ corner of said Section 30; thence continue N.88°31'18"E., along said north line of Section 30, a distance of 2,642.69 feet to the POINT OF BEGINNING.

Said tract contains 41,791,246 square feet or 959.3950 acres, more or less.

TOTAL DESCRIBED PARCEL CONTAINING A TOTAL AREA OF 3,686.495 ~~2,737.1~~ ACRES, MORE OR LESS.

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

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

Approved by the Governor June 14, 2024.

Filed in Office Secretary of State June 14, 2024.