

CHAPTER 2025-229

House Bill No. 4021

An act relating to the North River Ranch Improvement Stewardship District, Manatee County; amending chapter 2020-191, Laws of Florida, as amended; 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 section 1 of chapter 2020-191, Laws of Florida, as amended by chapter 2024-287, Laws of Florida, is amended to read:

Section 4. Formation; boundaries.—The North River Ranch Improvement Stewardship District, an independent special district, is created and incorporated in Manatee County and shall embrace and include the territory described as:

MORGAN'S GLEN PARCEL:

BEGIN AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION 30, S.00°06'50"W., FOR 540.98 FEET TO A LINE BEING 50 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF A SCL RAILROAD RIGHT OF WAY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 1, BLOCK 1, MANATEE RIVER FARMS AS RECORDED IN PLAT BOOK 6, PAGE 45 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG SAID LINE, S.73°37'59"W., 670.12 FEET; THENCE N.00°06'17"E., FOR 412.91 FEET; THENCE N.01°49'12"W., FOR 315.39 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE, LEAVING SAID SOUTH LINE, N.00°34'28"W., FOR 441.76 FEET; THENCE N.01°53'22"E., FOR 220.56 FEET; THENCE S.89°53'31"W., FOR 858.88 FEET; THENCE S.84°33'13"W., FOR 104.29 FEET; THENCE S.76°54'28"W., FOR 377.88 FEET; THENCE N.00°07'22"W., FOR 1,708.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°15'16"E., FOR 1,980.23 FEET TO THE EAST LINE OF SAID SECTION 19, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 20; THENCE, CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, S.88°55'05"E., 666.19 FEET; THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S00°06'09"E., FOR 397.02 FEET; THENCE S.89°16'25"E., FOR 135.94 FEET; THENCE S.88°59'12"E., FOR 121.89 FEET; THENCE S.81°46'46"E., FOR 200.24 FEET; THENCE S.89°10'18"E., FOR 210.00 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE, ALONG SAID EAST LINE, S.00°04'54"E., FOR 673.99

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

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

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 86°58'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 19, A DISTANCE OF 537.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 171.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°55'36" WEST 170.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°30'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°52'34" WEST 148.38 FEET; THENCE SOUTH 00°07'20" WEST, A DISTANCE OF 359.62 FEET TO THE NORTH RIGHT OF WAY LINE OF FP & L RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 73°37'35" WEST, A DISTANCE OF 77.06 FEET; THENCE NORTH 01°01'42" WEST, A DISTANCE OF 694.96 FEET; THENCE NORTH 00°13'25" EAST, A DISTANCE OF 724.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 205.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'36" WEST 204.10 FEET; THENCE NORTH 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 211.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'36" WEST 210.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 622.42 FEET

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 33°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH 16°49'18" WEST 613.51 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 296.18 FEET; THENCE NORTH 44°34'29" WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH 00°48'08" EAST, A DISTANCE OF 46.61 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 89°11'52" EAST, A DISTANCE OF 230.02 FEET; THENCE, LEAVING SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 45°25'31" WEST, A DISTANCE OF 71.23 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.20 FEET; THENCE SOUTH 04°08'24" WEST, A DISTANCE OF 114.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 494.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°34'08" EAST 488.93 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36" EAST 237.54 FEET; THENCE SOUTH 20°46'36" EAST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 249.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°16'36" EAST 247.84 FEET; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 718.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 129.475 ACRES, MORE OR LESS.

TOGETHER WITH NORTH RIVER RANCH – HAVAL FARMS:

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

BEGIN AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED SECTION 7; THENCE N.00°13'29"E., ALONG THE WEST LINE OF SECTION 7, A DISTANCE OF 1,809.08 FEET; THENCE N.90°00'00"E., A DISTANCE OF 272.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 1,000.00 FEET AND A CENTRAL ANGLE OF 48°54'32"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 853.62 FEET TO THE POINT OF REVERSE CURVATURE

OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,962.46 FEET AND A CENTRAL ANGLE OF $97^{\circ}43'17''$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,347.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF $48^{\circ}48'45''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,277.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.90^{\circ}00'00''E.$, A DISTANCE OF 1,220.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF $49^{\circ}18'03''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 946.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,990.00 FEET AND A CENTRAL ANGLE OF $108^{\circ}30'13''$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,768.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,400.00 FEET AND A CENTRAL ANGLE OF $67^{\circ}34'16''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,651.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF $44^{\circ}28'10''$; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 776.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.53^{\circ}53'56''E.$, A DISTANCE OF 509.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 301; THENCE $S.36^{\circ}06'04''W.$, A DISTANCE OF 1,512.28 FEET; THENCE $N.89^{\circ}59'54''W.$, A DISTANCE OF 4,022.59 FEET; THENCE $S.27^{\circ}47'24''W.$, A DISTANCE OF 1,049.93 FEET; THENCE $N.68^{\circ}30'43''W.$, A DISTANCE OF 1,332.96 FEET; THENCE $N.00^{\circ}11'16''E.$, A DISTANCE OF 383.27 FEET; THENCE $N.89^{\circ}43'15''W.$, A DISTANCE OF 719.63 FEET; THENCE $S.00^{\circ}35'38''W.$, A DISTANCE OF 2,551.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 795.00 FEET AND A CENTRAL ANGLE OF $48^{\circ}08'26''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 667.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $S.48^{\circ}44'04''W.$, A DISTANCE OF 213.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 1,355.00 FEET AND A CENTRAL ANGLE OF $33^{\circ}22'52''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 789.44 FEET; THE FOLLOWING FIVE (5) CALLS ARE ALONG THE NORTHERLY LINE OF A SPECIFIC PURPOSE SURVEY FOR TRACT 300FL-MA-010.000, PREPARED BY WILLBROS ENGINEERS, INC., AND DATED OCTOBER 12, 2015: 1) $S.89^{\circ}39'18''E.$, A DISTANCE OF 85.64 FEET; 2) $S.89^{\circ}10'25''E.$, A DISTANCE OF 187.79 FEET; 3) $S.89^{\circ}53'48''E.$, A DISTANCE OF 1,364.36 FEET; 4) $S.89^{\circ}38'04''E.$, A DISTANCE OF 1,529.39 FEET; 5) THENCE $N.89^{\circ}48'54''E.$, A DISTANCE OF 969.28 FEET TO A POINT ON

THE WEST LINE OF PARCEL DEEDED TO PEOPLES GAS SYSTEM; THENCE S.00°02'24"W., ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 35.27 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL; THENCE S.89°57'36"E., ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 60.00 FEET TO A POINT ON A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256, SAID PUBLIC RECORDS; THENCE ALONG SAID PARCEL FOR THE FOLLOWING TWO (2) CALLS; 1) S.00°02'21"W., A DISTANCE OF 24.79 FEET; 2) THENCE N.89°52'24"E., A DISTANCE OF 178.91 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S.36°06'04"W., A DISTANCE OF 472.43 FEET; 2) S.36°04'53"W., A DISTANCE OF 916.03 FEET TO THE P.C. OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES SOUTH 53°53'38"EAST, A DISTANCE OF 1977.86 FEET; 3) SOUTHERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID RIGHT OF WAY LINE, A DISTANCE OF 971.94 FEET THROUGH A CENTRAL ANGLE OF 28°09'21"; THENCE N.89°26'34"W., A DISTANCE OF 1,282.99 FEET; THENCE S.00°06'08"E., A DISTANCE OF 1,300.10 FEET; TO THE NORTHERLY RIGHT OF WAY LINE OF MOCCASIN WALLOW RD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) N.88°54'18"W., A DISTANCE OF 1,334.91 FEET; 2) N.89°08'58"W., A DISTANCE OF 2,271.84 FEET; 3) N.89°07'49"W., A DISTANCE OF 328.34 FEET; 4) N.89°07'50"W., A DISTANCE OF 2,693.55 FEET; 5) N.88°01'42"W., A DISTANCE OF 16.92 FEET TO THE WEST LINE OF ABOVE-MENTIONED SECTION 19; THENCE N.00°08'36"E. ALONG SAID WEST LINE, A DISTANCE OF 2,578.91 FEET; THENCE N.00°08'15"E. THE WEST LINE OF ABOVE-MENTIONED SECTION 18., A DISTANCE OF 1,944.35 FEET; THENCE N.00°07'17"E. CONTINUE ALONG SAID WEST LINE, A DISTANCE OF 3,366.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,883.092 ACRES, MORE OR LESS.

TOGETHER WITH CSPR LTD PROPERTY:

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

COMMENCE at the northwest corner of said Section 20; thence N.89°17'06"E., along the north line of the Northwest $\frac{1}{4}$ of said Section 20, a distance of 2,668.97 feet to the northeast corner of the Northwest $\frac{1}{4}$ of said Section 20; thence N.89°51'05"E., along the north line of the Northeast $\frac{1}{4}$ of said Section 20, a distance of 648.05 feet to the intersection of the north line of the Northeast $\frac{1}{4}$ of said Section 20 and the westerly right-of-way line of U.S.301 (State Road 43, Section 1302-203, 200 foot wide public right-of-way); thence along said westerly

right-of-way line for the following two (2) calls: (1) thence S.36°04'54"W., a distance of 571.88 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 28°06'24"; (2) thence southerly along the arc of said curve, a distance of 970.25 feet, said curve having a chord bearing and distance of S.22°00'13"W., 960.55 feet to the POINT OF BEGINNING, said point being the intersection of the north line of the Southeast ¼ of the Northwest ¼ of said Section 20 and the west right-of-way line of said State Road 43 (Tamiami Trail), also being the point of curvature of a non-tangent curve to the left, having a radius of 1,977.86 feet and a central angle of 07°58'33"; thence along said west right-of-way line for the following two (2) calls: (1) thence southerly along the arc of said curve, a distance of 275.33 feet, said curve having a chord bearing and distance of S.03°57'45"W., 275.11 feet; (2) thence S.00°00'32"W., a distance of 885.97 feet to the point of curvature of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 45°46'25", said point being on the north right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Records Instrument Number 202141163832 in the Public Records of Manatee County, Florida; thence along said north right-of-way line for the following four (4) calls: (1) thence southwesterly along the arc of said curve, a distance of 39.94 feet, said curve having a chord bearing and distance of S.22°51'40"W. 38.89 feet to the point of tangency of said curve; (2) thence S.45°44'53"W., a distance of 27.20 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 45°17'58"; (3) thence westerly along the arc of said curve, a distance of 39.53 feet to the point of tangency of said curve; (4) thence N.88°57'09"W., a distance of 1,191.41 feet to a point on the west line of the abovementioned Southeast ¼ of the Northwest ¼ of Section 20; thence N.00°06'08"W., along said west line, a distance of 1,220.12 feet to the northwest corner of said Southeast ¼ of the Northwest ¼; thence S.89°26'34"E., along the north line of said Southeast ¼ of the Northwest ¼, a distance of 1,282.99 feet to the POINT OF BEGINNING.

CONTAINING 35.5353 ACRES, MORE OR LESS.

TOGETHER WITH DEER PARK:

FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S89°51'34"W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET; THENCE S00°51'34"W ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE S88°29'32"E ALONG THE SOUTH LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 1343.76 FEET; THENCE S00°30'38"W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N89°40'11"E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1

RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S00°10'07"W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S34°32'25"W ALONG THE NORTH WESTERLY RIGHT OF WAY OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N55°23'26"W A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01°30'00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S36°06'34"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301 A DISTANCE OF 308.86 FEET; THENCE N53°53'26"W A DISTANCE OF 800.00 FEET; THENCE S36°06'34"W A DISTANCE OF 660.00 FEET; THENCE N81°25'13"W A DISTANCE OF 11.45 FEET; THENCE S00°17'15"W A DISTANCE OF 470.00 FEET; THENCE N89°42'45"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 2974.88 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY N89°42'45"W A DISTANCE OF 1630.57 FEET; THENCE N00°17'14"E A DISTANCE OF 1287.99 FEET; THENCE S89°42'48"E ALONG THE SOUTH LINE OF TRACT 7, BLOCK 3, SECTION 4, MANATEE RIVER FARMS, UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 328.11 FEET; THENCE N00°30'24"E ALONG THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 1300.85 FEET; THENCE S89°36'36"E ALONG THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT PLATTED RIGHT OF WAY SHOWN ON SAID PLAT OF MANATEE RIVER FARMS, A DISTANCE OF 1297.48 FEET; THENCE S00°17'14"W A DISTANCE OF 2586.52 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 87.00 ACRES MORE OR LESS.

TOGETHER WITH A FORT HAMER ROAD NORTH-1A

A parcel of land in Section 8, Township 33 South, Range 19 East, Manatee County, Florida; being more particularly described as follows:

Commencing at the NW corner of said Section 8; thence S01°16'14"W, along the West line of said Section 8, 3,644.49 feet; thence S88°43'46"E, perpendicular to said West line, 506.99 feet to the POINT OF BEGINNING; thence N00°00'00"E, 473.47 feet to the point of curvature of a curve to the right having a radius of 1,560.00 feet and a central angle of 53°10'08"; thence Northeasterly along the arc of said curve 1,447.64 feet; thence N53°10'08"E, 709.91 feet to the point of curvature of a curve to the right having a radius of 1,560.00 feet and a central

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

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

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

CONTAINING 4.9852 ACRES, MORE OR LESS.

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

CONTAINING 5.8483 ACRES, MORE OR LESS.

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

TOGETHER WITH JONES FARM

Legal Description

BEGINNING AT THE NORTHWEST CORNER, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE N 89°49'48" E ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 4016.49 FEET; THENCE S 00°36'34" W ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 5, A DISTANCE OF 1597.09 FEET; THENCE S 86°36'37" E ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1118, PAGE 190, A DISTANCE OF 1308.79 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PRITCHARD ROAD; THENCE S 00°39'34" W ALONG SAID WEST RIGHT OF WAY LINE OF PRITCHARD

ROAD, A DISTANCE OF 3952.49 FEET; THENCE N89°47'10" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 5299.31 FEET; THENCE N 00°23'49" E ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 5595.05 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 5, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 635.31 ACRES.

LESS AND EXCEPT THE FOLLOWING PROPERTY DESCRIBED AS FOLLOWS:

A tract of land lying in Section 19, Township 33 South, Range 19 East, Manatee County, Florida, being a portion of Lots 4, 5, and 6, Block 4, Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of Tract 304 as shown on the plat of Morgan’s Glen Townhomes, Phases IIIA & IIIB, in Plat Book 69, Page 90 of the Public Records of Manatee County, Florida, said point also being on the south right-of-way line of Moccasin Wallow Road (variable width public right-of-way) as recorded in Official Instrument Number 202140157633, in said Public Records; thence S.89°08’58”E., along said south right-of-way line of Moccasin Wallow Road, a distance of 861.89 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 89°08’58”; thence southeasterly along the arc of said curve, a distance of 77.80 feet to the point of tangency of said curve, said point being on the west right-of-way line of Fort Hamer Road (variable width public right-of-way) as recorded in Official Records Instrument Number 202141023579 in said Public Records; thence along said west & westerly right-of-way line of Fort Hamer Road for the following four (4) calls: (1) thence S.00°00’00” E., a distance of 307.60 feet to the point of curvature of a curve to the left having a radius of 1,060.00 feet and a central angle of 01°05’53”; (2) thence southerly along the arc of said curve, a distance of 20.31 feet to the end of said curve; (3) thence S.88°54’07”W., radial to the last stated curve, a distance of 4.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 1,064.00 feet and a central angle of 14°19’51”; (4) thence southerly along the arc of said curve, a distance of 266.13 feet, said curve having a chord bearing and distance of S.08°15’49”E., 265.44 feet, to the end of said curve; thence S.74°34’15”W., radial to the last stated curve, a distance of 41.60 feet to the point of curvature of a non-tangent curve to the right, having a radius of 325.00 feet and a central angle of 26°27’04”, said point being a corner on the north line of the abovementioned Morgan’s Glen Townhomes, Phases IIIA & IIIB; thence along said north, northerly and east line of Morgan’s Glen Townhomes for the following sixteen (16) calls: (1) thence westerly along the arc of said curve, a distance of 150.04 feet, said curve having a chord bearing and distance of N.89°01’47”W.,

148.71 feet, to the point of tangency of said curve; (2) thence N.75°48'14" W., a distance of 215.79 feet; (3) thence N.89°03'11"W., a distance of 268.51 feet; (4) thence S.85°25'13"W., a distance of 21.32 feet to the point of curvature of a non-tangent curve to the left, having a radius of 325.00 feet and a central angle of 07°17'27"; (5) thence northerly along the arc of said curve, a distance of 41.36 feet, said curve having a chord bearing and distance of N.03°28'24"E., 41.33 feet, to the point of tangency of said curve; (6) thence N.00°10'19"W., a distance of 87.86 feet to the point of curvature of a curve to the left having a radius of 175.00 feet and a central angle of 22°03'13"; (7) thence northerly along the arc of said curve, a distance of 67.36 feet to the point of tangency of said curve; (8) thence N.22°13'32"W., a distance of 130.77 feet to the point of curvature of a non-tangent curve to the left, having a radius of 175.00 feet and a central angle of 04°23'01"; (9) thence southwesterly along the arc of said curve, a distance of 13.39 feet, said curve having a chord bearing and distance of S.66°09'33"W., 13.39 feet, to the point of reverse curvature of a curve to the right having a radius of 175.00 feet and a central angle of 25°51'38"; (10) thence westerly along the arc of said curve, a distance of 78.99 feet to the point of tangency of said curve; (11) thence S.89°49'41" W., a distance of 62.29 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 46°11'00"; (12) thence northwesterly along the arc of said curve, a distance of 40.30 feet to the point of tangency of said curve; (13) thence N.43°59'19"W., a distance of 45.26 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 43°49'00"; (14) thence northerly along the arc of said curve, a distance of 38.24 feet to the point of tangency of said curve; (15) thence N.00°10'19"W., a distance of 196.36 feet to the point of curvature of a curve to the right, having a radius of 35.00 feet and a central angle of 91°01'19"; (16) thence northeasterly along the arc of said curve, a distance of 55.60 feet to the POINT OF BEGINNING.

CONTAINING 11.473 ACRES, MORE OR LESS.

LESS AND EXCEPT: (SCHOOL SITE)

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

DESCRIPTION: A parcel of land being,

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

A portion of Lots 3, 4, 5, 6 & 7, Block 1 and the 30-foot half right-of-way lying North of and adjacent to said Lots 3 through 7, Block 1, according

to said plat of MANATEE RIVER FARMS UNIT NO. 1, lying in Section 18, Township 33 South, Range 19 East, Manatee County, Florida;

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

And said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 7, run thence along the South boundary of said Section 7, S.89°43'08"E., 3266.50 feet to the POINT OF BEGINNING; thence N.19°10'00"E., 402.84 feet; thence N.89°08'18"E., 3.71 feet to a point of curvature; thence North-easterly, 33.19 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 63°23'08" (chord bearing N.57°26'44"E., 31.52 feet) to a point of tangency; thence N.25°45'10"E., 20.31 feet; thence N.50°46'08"E., 75.16 feet to a point of curvature; thence North-easterly, 21.84 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 41°42'15" (chord bearing N.29°55'01"E., 21.36 feet) to a point of tangency; thence N.09°03'54"E., 35.46 feet; thence N.11°20'49"E., 64.54 feet; thence N.35°15'05"E., 24.52 feet; thence N.50°06'46"E., 53.93 feet; thence N.64°39'09"E., 11.57 feet; thence N.79°16'07"E., 78.67 feet; thence N.63°44'04"E., 35.70 feet; thence S.88°35'46"E., 19.06 feet; thence S.26°26'07"E., 41.61 feet to a point of curvature; thence Southeasterly, 27.15 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 51°51'30" (chord bearing S.52°21'52"E., 26.24 feet) to a point of tangency; thence S.78°17'37"E., 85.17 feet; thence S.80°41'49"E., 44.15 feet to a point of curvature; thence Easterly, 10.53 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 20°06'41" (chord bearing N.89°14'50"E., 10.48 feet) to a point of tangency; thence N.79°11'30"E., 52.90 feet to a point of curvature; thence Northeasterly, 34.88 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 66°36'34" (chord bearing N.45°53'13"E., 32.95 feet) to a point of tangency; thence N.12°34'56"E., 97.11 feet to a point of curvature; thence Northerly, 34.15 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 65°13'07" (chord bearing N.20°01'38"W., 32.33 feet) to a point of tangency; thence N.52°38'11"W., 46.37 feet; thence N.15°41'16"W., 27.91 feet; thence S.66°00'00"E., 630.66 feet; thence S.12°30'00"W., 17.57 feet; thence S.77°30'00"E., 50.00 feet to a point on a curve; thence Northeasterly, 39.71 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°00'11" (chord bearing N.58°00'06"E., 35.66 feet) to a point of compound curvature; thence Southeasterly, 132.20 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 23°18'24" (chord bearing S.64°50'37"E., 131.29 feet); thence S.12°30'00" W., 537.17 feet; thence N.72°54'10"W., 22.06 feet; thence N.63°24'34" W., 37.89 feet; thence N.78°21'04"W., 49.00 feet; thence N.50°50'22"W., 28.47 feet to a point of curvature; thence Westerly, 18.77 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle

of 35°51'27" (chord bearing N.68°46'06"W., 18.47 feet) to a point of tangency; thence N.86°41'49"W., 58.05 feet to a point of curvature; thence Westerly, 19.43 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 37°06'12" (chord bearing S.74°45'05"W., 19.09 feet) to a point of tangency; thence S.56°11'59"W., 46.70 feet; thence S.49°18'22"W., 72.17 feet; thence S.48°23'46"W., 59.60 feet to a point of curvature; thence Southerly, 27.35 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 52°13'35" (chord bearing S.22°16'58"W., 26.41 feet) to a point of tangency; thence S.03°49'49"E., 38.63 feet; thence S.19°41'18"E., 56.06 feet; thence S.15°01'02"W., 14.21 feet; thence S.16°08'17"E., 65.79 feet to a point of curvature; thence Southeasterly, 27.33 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 52°11'35" (chord bearing S.42°14'05"E., 26.39 feet) to a point of tangency; thence S.68°19'52"E., 29.67 feet; thence S.54°10'07"E., 36.26 feet; thence S.47°41'06"E., 15.13 feet; thence S.00°27'42"W., 94.40 feet to a point on a curve; thence Westerly, 185.23 feet along the arc of a curve to the left having a radius of 1242.00 feet and a central angle of 08°32'43" (chord bearing S.82°16'21"W., 185.06 feet) to a point of tangency; thence S.78°00'00"W., 351.41 feet; thence N.88°30'15"W., 34.28 feet; thence S.78°00'00"W., 211.90 feet; thence S.12°00'00"E., 8.00 feet; thence S.78°00'00"W., 58.00 feet to a point of curvature; thence Westerly, 142.83 feet along the arc of a curve to the right having a radius of 958.00 feet and a central angle of 08°32'33" (chord bearing S.82°16'17"W., 142.70 feet); thence N.03°27'27"W., 37.62 feet; thence N.27°26'28"E., 76.25 feet; thence N.08°18'51"W., 73.08 feet; thence N.61°17'30"W., 43.38 feet; thence N.00°53'48"W., 24.43 feet; thence N.10°56'36"E., 51.19 feet; thence N.18°43'00"W., 65.69 feet; thence N.31°25'11"W., 63.53 feet; thence S.87°32'38"W., 46.18 feet; thence N.70°48'09"W., 23.45 feet; thence N.70°13'37"E., 23.07 feet; thence N.40°29'00"E., 27.73 feet; thence N.20°11'23"E., 52.12 feet; thence N.20°50'42"W., 51.06 feet; thence N.36°27'14"W., 70.41 feet; thence N.19°10'00"E., 51.61 feet to the POINT OF BEGINNING.

Containing 30.000 acres, more or less.

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

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

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

Approved by the Governor June 24, 2025.

Filed in Office Secretary of State June 24, 2025.