

# CHAPTER 2023-333

## House Bill No. 1027

An act relating to the Ave Maria Stewardship Community District, Collier County; amending chapter 2004-461, 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. Subsection (2) of section 4 of chapter 2004-461, Laws of Florida, is amended to read:

Section 4. Disposition of sections 2 and 3; legal description; exclusive charter of the Ave Maria Stewardship Community District.—

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

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF PART OF SECTIONS 21, 22, 27, 28, 29, 30, AND 33 AND ALL OF SECTIONS 31 AND 32, TOWNSHIP 47 SOUTH, RANGE 29 EAST,

AND

PART OF SECTIONS 4, 9, 16, 17, AND 18 AND ALL OF SECTIONS 5, 6, 7, AND 8, TOWNSHIP 48 SOUTH, RANGE 29 EAST,

AND

PART OF SECTIONS 1, 12 AND 13, TOWNSHIP 48 SOUTH, RANGE 28 EAST,

AND

ALL OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA.

THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89°42'22" EAST 40.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CAMP KEIAS ROAD (80' RIGHT-OF-WAY) AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE ALONG SAID RIGHT-OF-WAY LINE IN THE FOLLOWING TWENTY FOUR (24) DESCRIBED COURSES;

- 1) SOUTH 00°15'32" EAST 4936.39 FEET;
- 2) 395.35 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 3,707.51 FEET THROUGH A CENTRAL ANGLE OF 06°05'35" AND BEING SUBTENDEDED BY A CHORD WHICH BEARS SOUTH 02°47'23" WEST 395.17 FEET;
- 3) SOUTH 05°50'40" WEST 101.17 FEET;
- 4) THENCE SOUTH 89°37'49" WEST 7.63 FEET;
- 5) SOUTH 00°14'32" EAST 73.58 FEET;
- 6) SOUTH 05°51'27" WEST 224.83 FEET;
- 7) 403.87 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 3,798.14 FEET THROUGH A CENTRAL ANGLE OF 06°05'33" AND BEING SUBTENDEDED BY A CHORD WHICH BEARS SOUTH 02°45'21" WEST 403.68 FEET;
- 8) SOUTH 00°14'33" EAST 1,907.96 FEET;
- 9) SOUTH 00°22'10" EAST 2,609.43 FEET;
- 10) SOUTH 00°30'10" EAST 2,673.59 FEET;
- 11) SOUTH 00°35'31" EAST 2,684.14 FEET;
- 12) SOUTH 00°38'11" EAST 2,610.47 FEET;
- 13) SOUTH 00°30'34" EAST 200.03 FEET;
- 14) 202.91 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 2,702.95 FEET THROUGH CENTRAL ANGLE OF 04°18'04" AND BEING SUBTENDEDED BY A CHORD WHICH BEARS SOUTH 02°39'36" EAST 202.86 FEET;
- 15) SOUTH 04°48'38" EAST 400.00 FEET;
- 16) SOUTH 05°08'04" EAST 95.99 FEET;
- 17) SOUTH 00°29'16" EAST 101.03 FEET;
- 18) CONTINUE ALONG SAID LINE SOUTH 00°29'16" EAST 1,609.23 FEET;
- 19) SOUTH 00°59'03" EAST 2,660.06 FEET;

20) SOUTH 00°56'00" EAST 2,246.44 FEET;

21) 104.19 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 461.33 FEET THROUGH A CENTRAL ANGLE OF 12°56'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°33'57" WEST 103.97 FEET;

22) SOUTH 12°02'43" WEST 100.00 FEET;

23) 122.31 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 540.00 FEET THROUGH CENTRAL ANGLE OF 12°58'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°33'23" WEST 122.05 FEET;

24) SOUTH 00°55'58" EAST 49.54 FEET TO THE NORTH RIGHT OF WAY LINE OF OIL WELL ROAD (100' RIGHT OF WAY)

THENCE ALONG SAID NORTH RIGHT OF WAY IN THE FOLLOWING EIGHT (8) DESCRIBED COURSES;

1) SOUTH 88°57'46" WEST 2,595.92 FEET;

2) SOUTH 88°54'34" WEST 2,641.05 FEET;

3) SOUTH 88°57'06" WEST 2,570.04 FEET;

4) SOUTH 88°55'37" WEST 2,702.71 FEET;

5) SOUTH 88°56'50" WEST 2,645.03 FEET;

6) SOUTH 88°56'28" WEST 2,639.06 FEET;

7) SOUTH 89°44'55" WEST 2,676.56 FEET;

8) SOUTH 89°44'33" WEST 0.82 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 2493, PAGE 2779-2796;

THENCE ALONG SAID LINE NORTH 01°11'28" WEST 2,637.90 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 2493, PAGE 2779-2796;

THENCE ALONG SAID LINE NORTH 89°32'26" EAST 1,332.28 FEET TO A NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 2009 PAGE 1554-1558;

THENCE ALONG THE NORTH LINE OF SAID LANDS NORTH 89°32'26" EAST 360.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 2943 PAGE 2779-2796;

THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 01°11'02" WEST 2,688.15 FEET TO THE INTERSECTION WITH SOUTH LINE OF SECTION 12, TOWNSHIP 48 SOUTH, RANGE 28 EAST;

THENCE ALONG SAID LINE SOUTH 89°24'56" WEST 151.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 2493 PAGE 2779-2796;

THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 00°44'30" WEST 5,387.66 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 12;

THENCE ALONG SAID NORTH LINE NORTH 89°00'09" EAST 23.81 FEET TO INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 2493 PAGES 2779-2796;

THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 00°43'12" WEST 5,312.87 FEET TO THE SOUTH LINE OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 28 EAST;

THENCE ALONG SAID SOUTH LINE SOUTH 89°28'47" WEST 1,591.63 FEET;

THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°28'47" WEST 2,658.12 FEET TO THE SOUTH WEST CORNER OF SAID SECTION 36;

THENCE ALONG THE WEST LINE OF SAID SECTION 36 NORTH 00°12'02" WEST 2,594.56 FEET;

THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION 36 NORTH 00°13'09" EAST 2,595.59 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE ALONG THE NORTH LINE OF SAID SECTION 36 NORTH 89°57'18" EAST 2,678.23 FEET;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION NORTH 89°57'18" EAST 2,678.23 FEET TO THE NORTH EAST CORNER OF SAID SECTION 36;

THENCE ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 29 EAST, NORTH 00°13'04" WEST 2,580.06 FEET;

THENCE CONTINUE ALONG SAID WEST LINE OF SAID SECTION 30 NORTH 00°10'45" WEST 2,527.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF IMMOKALEE ROAD (100' RIGHT OF WAY);

THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING NINE (9) DESCRIBED COURSES;

- 1) SOUTH 89°43'35" EAST 0.74 FEET;
- 2) NORTH 87°40'12" EAST 2,582.06 FEET;
- 3) NORTH 87°38'44" EAST 2,630.49 FEET;
- 4) NORTH 87°41'38" EAST 2,640.92 FEET;
- 5) NORTH 87°46'05" EAST 2,645.58 FEET;
- 6) NORTH 89°37'45" EAST 2,687.06 FEET;
- 7) NORTH 89°39'06" EAST 780.08 FEET;
- 8) 3,074.23 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 1,960.26 FEET THROUGH A CENTRAL ANGLE OF 89°51'20" AND BEING SUBTENDEDED BY A CHORD WHICH BEARS NORTH 44°42'37" EAST 2,768.73 FEET;
- 9) NORTH 00°27'14" WEST 663.14 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CAMP KEIAS ROAD;

THENCE ALONG SAID RIGHT-OF-WAY LINE IN THE FOLLOWING SEVEN (7) DESCRIBED COURSES:

- 1) SOUTH 89°56'24" EAST 266.14 FEET;
- 2) 722.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'58" AND BEING SUBTENDEDED BY A CHORD WHICH BEARS SOUTH 44°56'23" EAST 650.54 FEET;
- 3) SOUTH 00°03'36" WEST 600.00 FEET;
- 4) 529.01 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 760.00 FEET THROUGH CENTRAL ANGLE OF 39°52'53" AND BEING SUBTENDEDED BY A CHORD WHICH BEARS SOUTH 20°00'02" WEST 518.39 FEET;
- 5) SOUTH 39°56'29" WEST 543.45 FEET;
- 6) 589.90 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 840.00 FEET THROUGH CENTRAL ANGLE OF 40°14'11" AND BEING SUBTENDEDED BY A CHORD WHICH BEARS SOUTH 19°49'24" WEST 577.85 FEET;
- 7) SOUTH 00°17'42" EAST 60.83 FEET TO THE POINT OF BEGINNING. CONTAINING 10805.08 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, BEARINGS

ARE BASED ON THE WEST HALF OF THE SOUTH LINE OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA BEING SOUTH 88°54'34" WEST.

ALSO:

SECTION 34, TOWNSHIP 47 SOUTH, RANGE 29 EAST, AND THE NORTH ½ OF SECTION 3, AND THE NORTHWEST ¼ OF SECTION 2, LYING WEST OF THE WEST TOE OF THE RESERVOIR PERIMETER DIKE, TOWNSHIP 48 SOUTH, RANGE 29 EAST, ALL LYING IN COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 88°16'07" EAST, ALONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 2676.29 FEET, TO THE NORTH ¼ CORNER OF SAID SECTION; THENCE NORTH 88°14'03" EAST, ALONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 2674.26 FEET, TO THE NORTHEAST CORNER OF SECTION 34; THENCE SOUTH 01°10'01" EAST, ALONG THE EAST LINE OF SECTION 34, A DISTANCE OF 2612.26 FEET TO THE EAST ¼ CORNER OF SECTION 34; THENCE SOUTH 01°10'03" EAST ALONG THE EAST LINE OF SECTION 34 A DISTANCE OF 2612.26 FEET, TO THE SOUTHEAST CORNER OF SECTION 34; THENCE NORTH 88°19'34" EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1303.65 FEET, TO THE WEST TOE OF THE RESERVOIR PERIMETER DIKE; THENCE ALONG SAID TOE OF DIKE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 22°48'31" WEST, DISTANCE 1909.13 FEET; SOUTH 01°27'33" WEST, DISTANCE 455.64 FEET; SOUTH 35°43'39" WEST, DISTANCE 456.61 FEET; SOUTH 46°03'55" WEST, DISTANCE 182.61 FEET, TO THE EAST-WEST ¼ SECTION LINE OF SAID SECTION 2; THENCE SOUTH 88°17'59" WEST, ALONG THE EAST-WEST ¼ SECTION LINE OF SECTION 2, A DISTANCE OF 110.56 FEET, TO THE WEST ¼ CORNER OF SECTION 2; THENCE SOUTH 88°22'29" WEST, ALONG THE EAST-WEST ¼ SECTION LINE OF SAID SECTION 3, A DISTANCE OF 5326.54 FEET, TO THE WEST ¼ CORNER OF SECTION 3; THENCE NORTH 01°23'05" WEST, ALONG THE WEST SECTION LINE, A DISTANCE OF 2673.56 FEET, TO THE NORTHWEST CORNER OF SECTION 3; THENCE NORTH 01°15'11" WEST, ALONG THE WEST LINE OF SECTION 34, A DISTANCE OF 2609.46 FEET, TO THE WEST ¼ CORNER OF SECTION 34; THENCE NORTH 01°07'28" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 2608.05 FEET, TO THE NORTHWEST CORNER OF SECTION 34, AND THE POINT OF BEGINNING. LESS THE NORTH 60 FEET OF SAID SECTION 34 THEREOF, AND LESS LANDS LYING WITHIN CAMP KEAIS ROAD AND LANDS CONVEYED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGE 1757.

SAID LANDS CONTAIN APPROXIMATELY 1,001.06 ACRES, MORE OR LESS. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA BEING NORTH 88°16'07" EAST.

CONTAINING A TOTAL OVERALL AREA OF 11,806.14 ACRES, MORE OR LESS.

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

Approved by the Governor June 23, 2023.

Filed in Office Secretary of State June 23, 2023.