



City of North Port

RESOLUTION NO. 2026-R-41

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, INITIATING THE PROCESS FOR NEGOTIATING AN INTERLOCAL SERVICE BOUNDARY AGREEMENT WITH SARASOTA COUNTY, FLORIDA, PURSUANT TO PART II OF CHAPTER 171, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR SUBJECTS OF NEGOTIATIONS; IDENTIFYING A MUNICIPAL SERVICE AREA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Winchester Florida Ranch, LLLP, a Florida limited liability limited partnership (“Winchester”), is the owner of approximately 3,146 acres, more or less, of property currently located in unincorporated Sarasota County (the “Winchester Property”); and

WHEREAS, the Winchester Property is identified on the map attached as “Exhibit A”; and

WHEREAS, the Winchester Property is identified in the legal description and boundary survey attached as “Exhibit B”; and

WHEREAS, the City of North Port received an application filed by Winchester pursuant to Section 171.044, Florida Statutes, Part II of Chapter 171, Florida Statutes, and Section 2.2.3 of the City of North Port Unified Land Development Code (the “ULDC”) to voluntarily annex portions of the Winchester Property into the corporate limits of the City of North Port; and

WHEREAS, in the future, the City of North Port may consider the annexation of the portions of the Winchester Property that are not included in the currently pending annexation application; and

WHEREAS, under Sub-Section 3.3B(1) of the Sarasota County Charter, municipalities do not have the authority to assign future land use designations to land outside the Urban Service Area as it was shown on the Future Land Use Map of Sarasota County dated November 2006; and

WHEREAS, under Sub-Section 3.3B(1) of the Sarasota County Charter, a municipality may petition the Sarasota County Board of County Commissioners to change the future land use designation on land that

it has annexed lying outside of the Urban Service Area as it was shown on the Future Land Use Map of Sarasota County dated November 2006; and

WHEREAS, under Sub-Section 3.3B(2) of the Sarasota County Charter, Sub-Section 3.3B(1) of the Sarasota County Charter does not apply if Sarasota County and the municipality enter into an Interlocal Service Boundary Agreement which expressly states that it controls the future land use designations on annexed lands lying outside the Urban Service Area as it was shown on the Future Land Use Map of Sarasota County dated November 2006, then such an agreement shall control with respect to those lands for the duration of the agreement; and

WHEREAS, portions of the Winchester Property lay outside the Urban Service Area as it was shown on the Future Land Use Map of Sarasota County dated November 2006, and therefore, according to the Sarasota County Charter, the City of North Port does not have the authority to assign future land use designations to such portions of the Winchester Property unless the City of North Port and Sarasota County enter into an Interlocal Service Boundary Agreement that expressly states the City of North Port controls the future land use designations of such lands; and

WHEREAS, the City of North Port desires to initiate the process for negotiating an Interlocal Service Boundary Agreement with Sarasota County pursuant to Part II of Chapter 171, Florida Statutes; and

WHEREAS, the City of North Port adopts this initiating resolution pursuant to Part II of Chapter 171, Florida Statutes; and

WHEREAS, the City of North Port desires to designate Sarasota County as an invited local government pursuant to Part II of Chapter 171, Florida Statutes; and

WHEREAS, the City of North Port desires that the Winchester Property is to be the subject of the negotiations of the Interlocal Service Boundary Agreement; and

WHEREAS, the City of North Port desires that the issues to be negotiated include, but are not limited to, the annexation of the Winchester Property, the designation of the Winchester Property as a municipal service area, the authority of the City of North Port to assign future land use designations to the Winchester Property, the funding and construction of the segment of River Road between U.S. 41 and Winchester Boulevard and the segment of Winchester Boulevard from River Road to the Charlotte County Line (both segments combined may be referred to as the "Hurricane Evacuation Route"), and the delivery and funding of essential municipal services to the Winchester Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

1.01 The above recitals are true and correct and are incorporated in this resolution.

SECTION 2 – SUBJECTS OF NEGOTIATIONS

- 2.01 The Winchester Property is the area that is to be the subject of the negotiations.
- 2.02 The issues to be negotiated are the following:
- (a) The annexation of the Winchester Property; and
 - (b) The designation of the Winchester Property (or portions thereof) as a municipal service area under Section 171.202(11)(a), Florida Statutes; and
 - (c) The authority of the City of North Port to process, review, and approve all land use and development applications, development orders, and development permits, including, but not limited to, comprehensive plan amendments, rezones, and master concept plans, related to the Winchester Property;
 - (d) The delivery and funding of the following essential municipal services for the Winchester Property: (i) public safety; (ii) fire, emergency rescue, and medical; (iii) water and wastewater; (iv) road ownership, construction, and maintenance; (v) conservation, parks, and recreation; (vi) stormwater management; and (vii) such other municipal services as determined by the City of North Port and Sarasota County; and
 - (e) The funding and construction of the Hurricane Evacuation Route.
- 2.03 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – TRANSMITTAL

- 3.01 In accordance with Sections 171.203(1)(b), Florida Statutes, this initiating resolution shall be sent by United States certified mail to the chief administrative officer of Sarasota County (as an invited local government) and each other municipality within Sarasota County.
- 3.02 In accordance with Section 171.203(1)(c), Florida Statutes, this initiating resolution shall be sent by United States certified mail to the chief administrative officer of each independent special district within the Winchester Property.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

6.01 This resolution takes effect immediately upon adoption.

ADOPTED by the City Commission of the City of North Port, Florida in public session on _____, 2026.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

EXHIBIT "B" – LEGAL DESCRIPTION AND BOUNDARY SURVEY OF THE WINCHESTER PROPERTY

MAP OF BOUNDARY SURVEY

SECTION 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE		LINE TABLE			
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
1	S 89° 52' 30" W	129.29	141	S 89° 52' 30" W	207.36	173	S 89° 52' 30" W	215.11	205	S 89° 52' 30" W	215.11
2	S 89° 52' 30" W	144.61	142	S 89° 52' 30" W	207.36	174	S 89° 52' 30" W	215.11	206	S 89° 52' 30" W	215.11
3	S 89° 52' 30" W	144.61	143	S 89° 52' 30" W	207.36	175	S 89° 52' 30" W	215.11	207	S 89° 52' 30" W	215.11
4	S 89° 52' 30" W	144.61	144	S 89° 52' 30" W	207.36	176	S 89° 52' 30" W	215.11	208	S 89° 52' 30" W	215.11
5	S 89° 52' 30" W	144.61	145	S 89° 52' 30" W	207.36	177	S 89° 52' 30" W	215.11	209	S 89° 52' 30" W	215.11
6	S 89° 52' 30" W	144.61	146	S 89° 52' 30" W	207.36	178	S 89° 52' 30" W	215.11	210	S 89° 52' 30" W	215.11
7	S 89° 52' 30" W	144.61	147	S 89° 52' 30" W	207.36	179	S 89° 52' 30" W	215.11	211	S 89° 52' 30" W	215.11
8	S 89° 52' 30" W	144.61	148	S 89° 52' 30" W	207.36	180	S 89° 52' 30" W	215.11	212	S 89° 52' 30" W	215.11
9	S 89° 52' 30" W	144.61	149	S 89° 52' 30" W	207.36	181	S 89° 52' 30" W	215.11	213	S 89° 52' 30" W	215.11
10	S 89° 52' 30" W	144.61	150	S 89° 52' 30" W	207.36	182	S 89° 52' 30" W	215.11	214	S 89° 52' 30" W	215.11
11	S 89° 52' 30" W	144.61	151	S 89° 52' 30" W	207.36	183	S 89° 52' 30" W	215.11	215	S 89° 52' 30" W	215.11
12	S 89° 52' 30" W	144.61	152	S 89° 52' 30" W	207.36	184	S 89° 52' 30" W	215.11	216	S 89° 52' 30" W	215.11
13	S 89° 52' 30" W	144.61	153	S 89° 52' 30" W	207.36	185	S 89° 52' 30" W	215.11	217	S 89° 52' 30" W	215.11
14	S 89° 52' 30" W	144.61	154	S 89° 52' 30" W	207.36	186	S 89° 52' 30" W	215.11	218	S 89° 52' 30" W	215.11
15	S 89° 52' 30" W	144.61	155	S 89° 52' 30" W	207.36	187	S 89° 52' 30" W	215.11	219	S 89° 52' 30" W	215.11
16	S 89° 52' 30" W	144.61	156	S 89° 52' 30" W	207.36	188	S 89° 52' 30" W	215.11	220	S 89° 52' 30" W	215.11
17	S 89° 52' 30" W	144.61	157	S 89° 52' 30" W	207.36	189	S 89° 52' 30" W	215.11	221	S 89° 52' 30" W	215.11
18	S 89° 52' 30" W	144.61	158	S 89° 52' 30" W	207.36	190	S 89° 52' 30" W	215.11	222	S 89° 52' 30" W	215.11
19	S 89° 52' 30" W	144.61	159	S 89° 52' 30" W	207.36	191	S 89° 52' 30" W	215.11	223	S 89° 52' 30" W	215.11
20	S 89° 52' 30" W	144.61	160	S 89° 52' 30" W	207.36	192	S 89° 52' 30" W	215.11	224	S 89° 52' 30" W	215.11
21	S 89° 52' 30" W	144.61	161	S 89° 52' 30" W	207.36	193	S 89° 52' 30" W	215.11	225	S 89° 52' 30" W	215.11
22	S 89° 52' 30" W	144.61	162	S 89° 52' 30" W	207.36	194	S 89° 52' 30" W	215.11	226	S 89° 52' 30" W	215.11
23	S 89° 52' 30" W	144.61	163	S 89° 52' 30" W	207.36	195	S 89° 52' 30" W	215.11	227	S 89° 52' 30" W	215.11
24	S 89° 52' 30" W	144.61	164	S 89° 52' 30" W	207.36	196	S 89° 52' 30" W	215.11	228	S 89° 52' 30" W	215.11
25	S 89° 52' 30" W	144.61	165	S 89° 52' 30" W	207.36	197	S 89° 52' 30" W	215.11	229	S 89° 52' 30" W	215.11
26	S 89° 52' 30" W	144.61	166	S 89° 52' 30" W	207.36	198	S 89° 52' 30" W	215.11	230	S 89° 52' 30" W	215.11
27	S 89° 52' 30" W	144.61	167	S 89° 52' 30" W	207.36	199	S 89° 52' 30" W	215.11	231	S 89° 52' 30" W	215.11
28	S 89° 52' 30" W	144.61	168	S 89° 52' 30" W	207.36	200	S 89° 52' 30" W	215.11	232	S 89° 52' 30" W	215.11
29	S 89° 52' 30" W	144.61	169	S 89° 52' 30" W	207.36	201	S 89° 52' 30" W	215.11	233	S 89° 52' 30" W	215.11
30	S 89° 52' 30" W	144.61	170	S 89° 52' 30" W	207.36	202	S 89° 52' 30" W	215.11	234	S 89° 52' 30" W	215.11
31	S 89° 52' 30" W	144.61	171	S 89° 52' 30" W	207.36	203	S 89° 52' 30" W	215.11	235	S 89° 52' 30" W	215.11
32	S 89° 52' 30" W	144.61	172	S 89° 52' 30" W	207.36	204	S 89° 52' 30" W	215.11	236	S 89° 52' 30" W	215.11
33	S 89° 52' 30" W	144.61	173	S 89° 52' 30" W	207.36	205	S 89° 52' 30" W	215.11	237	S 89° 52' 30" W	215.11
34	S 89° 52' 30" W	144.61	174	S 89° 52' 30" W	207.36	206	S 89° 52' 30" W	215.11	238	S 89° 52' 30" W	215.11
35	S 89° 52' 30" W	144.61	175	S 89° 52' 30" W	207.36	207	S 89° 52' 30" W	215.11	239	S 89° 52' 30" W	215.11
36	S 89° 52' 30" W	144.61	176	S 89° 52' 30" W	207.36	208	S 89° 52' 30" W	215.11	240	S 89° 52' 30" W	215.11
37	S 89° 52' 30" W	144.61	177	S 89° 52' 30" W	207.36	209	S 89° 52' 30" W	215.11	241	S 89° 52' 30" W	215.11
38	S 89° 52' 30" W	144.61	178	S 89° 52' 30" W	207.36	210	S 89° 52' 30" W	215.11	242	S 89° 52' 30" W	215.11
39	S 89° 52' 30" W	144.61	179	S 89° 52' 30" W	207.36	211	S 89° 52' 30" W	215.11	243	S 89° 52' 30" W	215.11
40	S 89° 52' 30" W	144.61	180	S 89° 52' 30" W	207.36	212	S 89° 52' 30" W	215.11	244	S 89° 52' 30" W	215.11
41	S 89° 52' 30" W	144.61	181	S 89° 52' 30" W	207.36	213	S 89° 52' 30" W	215.11	245	S 89° 52' 30" W	215.11
42	S 89° 52' 30" W	144.61	182	S 89° 52' 30" W	207.36	214	S 89° 52' 30" W	215.11	246	S 89° 52' 30" W	215.11
43	S 89° 52' 30" W	144.61	183	S 89° 52' 30" W	207.36	215	S 89° 52' 30" W	215.11	247	S 89° 52' 30" W	215.11
44	S										

MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION

LANDS LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"
ALL OF SECTION 17, EXCEPTING THE LANDS CONVEYED TO TAYLOR MORRISON OF FLORIDA, INC., RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024128774; INSTRUMENT NO. 2023083466;

ALL OF SECTION 18, EXCEPTING LANDS CONVEYED TO NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023083466; AND EXCEPTING LANDS CONVEYED TO BOCA ROYALE PROPERTIES, LLC, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023083467;

ALL OF SECTION 19, EXCEPTING LANDS CONVEYED TO SARASOTA COUNTY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008060371; AND EXCEPTING LANDS CONVEYED TO NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023083466;

ALL OF SECTION 20, EXCEPTING THE LAND CONVEYED TO SARASOTA COUNTY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008060371 AND INSTRUMENT NO. 2008060374;

ALL OF SECTION 21 LYING NORTH OF SOUTH RIVER ROAD, EXCEPTING THE LAND CONVEYED TO SARASOTA COUNTY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008060371, INSTRUMENT NO. 2008060374, AND INSTRUMENT NO. 2000163556; AND EXCEPTING LANDS CONVEYED TO FLORIDA POWER AND LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 986, PAGE 904; AND EXCEPTING RIGHT-OF-WAY OF GISSINGER ROAD CONVEYED IN OFFICIAL RECORDS BOOK 2097, PAGE 396; AND EXCEPTING THE MAINTAINED RIGHT-OF-WAY OF STATE ROAD NO. 777 (SOUTH RIVER ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE NORTH 89°08'18" WEST, A DISTANCE OF 257.03 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, BEING A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH RIVER ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 45°57'10" WEST, A DISTANCE OF 2,512.42 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF STORMWATER MANAGEMENT PARCEL PER SAID INSTRUMENT NO. 2000163356;

THENCE ALONG THE BOUNDARY OF SAID PARCEL FOR THE FOLLOWING FIFTEEN (15) COURSES:

- 1) NORTH 44°02'50" WEST, A DISTANCE OF 339.35 FEET;
- 2) SOUTH 45°57'10" WEST, A DISTANCE OF 134.51 FEET ;
- 3) NORTH 44°02'50" WEST, A DISTANCE OF 446.63 FEET ;
- 4) SOUTH 45°57'10" WEST, A DISTANCE OF 1,065.78 FEET ;
- 5) NORTH 61°12'33" EAST, A DISTANCE OF 95.75 FEET;
- 6) NORTH 87°43'01" EAST, A DISTANCE OF 117.40 FEET;
- 7) SOUTH 45°00'35" EAST, A DISTANCE OF 149.83 FEET;
- 8) SOUTH 26°34'18" EAST, A DISTANCE OF 89.62 FEET;
- 9) SOUTH 34°31'02" EAST, A DISTANCE OF 49.50 FEET;
- 10) NORTH 68°55'13" EAST, A DISTANCE OF 137.11 FEET;
- 11) SOUTH 44°02'50" EAST, A DISTANCE OF 145.92 FEET;
- 12) NORTH 45°57'10" EAST, A DISTANCE OF 269.58 FEET;
- 13) SOUTH 44°02'50" EAST, A DISTANCE OF 75.21 FEET;
- 14) SOUTH 45°57'10" WEST, A DISTANCE OF 39.86 FEET;
- 15) SOUTH 44°02'50" EAST, A DISTANCE OF 123.85 FEET RETURNING TO LAST SAID RIGHT OF WAY;

THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 45°57'10" WEST, A DISTANCE OF 926.07 FEET;
- 2) SOUTH 44°02'57" EAST, A DISTANCE OF 11.00 FEET;
- 3) SOUTH 45°58'15" WEST, A DISTANCE OF 425.82 FEET;
- 4) SOUTH 45°58'06" WEST, A DISTANCE OF 1,299.84 FEET;
- 5) SOUTH 45°58'11" WEST, A DISTANCE OF 1,237.67 FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 21;
- 6) SOUTH 45°58'11" WEST, A DISTANCE OF 396.47 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 89°11'24" WEST, A DISTANCE OF 1,016.49 FEET ALONG LAST SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;
THENCE NORTH 89°11'46" WEST, A DISTANCE OF 1,298.39 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE SOUTH QUARTER CORNER OF SECTION 20;
THENCE NORTH 89°10'18" WEST, A DISTANCE OF 2,597.83 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE SOUTHEAST CORNER OF SECTION 19
THENCE NORTH 89°07'10" WEST, A DISTANCE OF 2,750.02 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;
THENCE NORTH 89°12'13" WEST, A DISTANCE OF 2,750.67 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE NORTH 0°47'10" EAST, A DISTANCE OF 2,654.97 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER TO THE WEST QUARTER CORNER OF SAID SECTION 19;
THENCE NORTH 89°07'10" WEST, A DISTANCE OF 426.65 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTH LINE OF BOCA ROYALE EAST - PHASE 1 PER SAID INSTRUMENT NO. 2023083466;

THENCE ALONG LAST SAID SOUTH LINE FOR THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 89°12'51" EAST, A DISTANCE OF 169.91 FEET;
 - 2) SOUTH 0°47'09" EAST, A DISTANCE OF 54.02 FEET;
 - 3) SOUTH 89°12'51" EAST, A DISTANCE OF 29.96 FEET TO THE WEST LINE OF PARCEL 301 PER SAID INSTRUMENT NO. 2008060371;
- THENCE ALONG THE WEST, SOUTH, AND EAST LINE OF SAID PARCEL 301 FOR THE FOLLOWING THREE (3) COURSES:
- 1) SOUTH 0°47'09" WEST, A DISTANCE OF 2,757.61 FEET;
 - 2) SOUTH 89°12'05" EAST, A DISTANCE OF 1,118.72 FEET;
 - 3) NORTH 0°47'09" EAST, A DISTANCE OF 2,215.15 FEET RETURNING TO SAID BOUNDARY OF BOCA ROYALE EAST - PHASE 1;

THENCE ALONG THE SOUTH AND EAST LINE OF SAID BOCA ROYALE EAST - PHASE 1 FOR THE FOLLOWING NINETEEN (19) COURSES:

- 1) SOUTH 58°42'27" EAST, A DISTANCE OF 866.92 FEET;
- 2) SOUTH 84°52'31" EAST, A DISTANCE OF 722.42 FEET;
- 3) NORTH 23°03'06" EAST, A DISTANCE OF 1,367.66 FEET;
- 4) NORTH 10°26'23" EAST, A DISTANCE OF 600.46 FEET;
- 5) NORTH 43°00'36" EAST, A DISTANCE OF 788.64 FEET TO A POINT ON A NON-TANGENT CURVE;
- 6) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 45°53'09", AN ARC LENGTH OF 188.20 FEET, A CHORD OF WHICH BEARS NORTH 15°37'39" EAST, A CHORD LENGTH OF 183.21 FEET TO A NON-TANGENT LINE;
- 7) NORTH 11°47'01" WEST, A DISTANCE OF 113.15 FEET ;
- 8) NORTH 14°28'39" WEST, A DISTANCE OF 195.78 FEET TO A POINT ON A NON-TANGENT CURVE;
- 9) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 31°18'52", AN ARC LENGTH OF 330.66 FEET, A CHORD OF WHICH BEARS NORTH 30°09'02" WEST, A CHORD LENGTH OF 326.56 FEET TO A POINT ON A NON-TANGENT CURVE;
- 10) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2072.08 FEET, A CENTRAL ANGLE OF 06°01'32", AN ARC LENGTH OF 217.91 FEET, A CHORD OF WHICH BEARS NORTH 41°19'32" WEST, A CHORD LENGTH OF 217.41 FEET TO A POINT OF TANGENCY;
- 11) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 227.13 FEET, A CENTRAL ANGLE OF 37°40'01", AN ARC LENGTH OF 149.32 FEET, A CHORD OF WHICH BEARS NORTH 25°56'47" WEST, A CHORD LENGTH OF 146.64 FEET TO A POINT OF TANGENCY;
- 12) THENCE NORTH 07°06'47" WEST, A DISTANCE OF 587.07 FEET TO A POINT ON A NON-TANGENT CURVE;
- 13) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 545.08 FEET, A CENTRAL ANGLE OF 55°06'21", AN ARC LENGTH OF 524.25 FEET, A CHORD OF WHICH BEARS NORTH 34°05'32" WEST, A CHORD LENGTH OF 504.27 FEET TO A NON-TANGENT LINE;
- 14) THENCE NORTH 61°06'42" WEST, A DISTANCE OF 171.47 FEET TO A POINT ON A NON-TANGENT CURVE;
- 15) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 45°23'50", AN ARC LENGTH OF 713.10 FEET, A CHORD OF WHICH BEARS NORTH 00°52'32" EAST, A CHORD LENGTH OF 694.59 FEET TO A NON-TANGENT LINE;
- 16) THENCE NORTH 20°03'25" WEST, A DISTANCE OF 232.61 FEET;
- 17) THENCE NORTH 22°34'03" WEST, A DISTANCE OF 101.02 FEET;
- 18) THENCE NORTH 49°42'48" WEST, A DISTANCE OF 101.45 FEET;
- 19) THENCE NORTH 63°22'46" WEST, A DISTANCE OF 454.30 FEET TO THE EASTERLY BOUNDARY OF PARCEL 2 PER SAID INSTRUMENT NO.

2023083467;

THENCE ALONG LAST SAID EASTERLY BOUNDARY LINE FOR THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 34°55'31" EAST, A DISTANCE OF 422.97 FEET;
- 2) NORTH 34°12'19" EAST, A DISTANCE OF 90.38 FEET TO A POINT ON A NON-TANGENT CURVE;
- 3) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 507.03 FEET, A CENTRAL ANGLE OF 43°59'49", AN ARC LENGTH OF 389.34 FEET, A CHORD OF WHICH BEARS NORTH 08°50'45" EAST, A CHORD LENGTH OF 379.85 FEET TO A POINT ON A NON-TANGENT CURVE;
- 4) NORTH 12°24'13" WEST, A DISTANCE OF 351.33 FEET TO A POINT OF TANGENCY;
- 5) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 59°53'24", AN ARC LENGTH OF 475.60 FEET, A CHORD OF WHICH BEARS NORTH 42°21'04" WEST, A CHORD LENGTH OF 454.24 FEET TO A NON-TANGENT LINE;
- 6) THENCE NORTH 24°04'44" EAST, A DISTANCE OF 375.32 FEET;
- 7) NORTH 32°28'34" WEST, A DISTANCE OF 365.15 FEET;
- 8) NORTH 83°14'28" EAST, A DISTANCE OF 274.84 FEET;
- 9) NORTH 32°39'24" WEST, A DISTANCE OF 159.81 FEET;
- 10) NORTH 00°00'00" EAST, A DISTANCE OF 414.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18;

THENCE SOUTH 89°38'15" EAST, A DISTANCE OF 582.51 FEET ALONG LAST SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SECTION 18;
THENCE SOUTH 89°38'34" EAST, A DISTANCE OF 2,674.68 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER TO THE NORTHWEST CORNER OF SECTION 17;
THENCE SOUTH 89°05'46" EAST, A DISTANCE OF 5,336.32 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO NORTHEAST CORNER OF SAID SECTION 17 AND THE WESTERLY BOUNDARY OF DEED PER SAID INSTRUMENT NO. 2024128774, BEING A POINT ON A NON-TANGENT CURVE;

THENCE ALONG SAID WEST AND SOUTH BOUNDARY LINE FOR THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2135.00 FEET, A CENTRAL ANGLE OF 02°47'35", AN ARC LENGTH OF 104.08 FEET, A CHORD OF WHICH BEARS SOUTH 36°51'28" WEST, A CHORD LENGTH OF 104.07 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 35°27'53" WEST, A DISTANCE OF 935.32 FEET;
- 3) THENCE SOUTH 54°32'07" EAST, A DISTANCE OF 96.77 FEET TO A POINT OF CURVATURE;
- 4) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 17°13'23", AN ARC LENGTH OF 300.60 FEET, A CHORD OF WHICH BEARS SOUTH 63°08'49" EAST, A CHORD LENGTH OF 299.47 FEET TO A POINT OF TANGENCY;
- 5) THENCE SOUTH 71°45'30" EAST, A DISTANCE OF 257.26 FEET TO THE EAST LINE OF SAID SECTION 17;

THENCE SOUTH 00°45'27" WEST, A DISTANCE OF 4,158.34 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SECTION 21;
THENCE SOUTH 89°08'18" EAST, A DISTANCE OF 2,642.50 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE NORTH QUARTER CORNER OF SAID SECTION 21;
THENCE SOUTH 89°08'18" EAST, A DISTANCE OF 2,387.04 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 TO A POINT ON THE NORTHERN RIGHT OF WAY OF SOUTH RIVER ROAD AND THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 100,047,068 SQUARE FEET OR 2,296.765 ACRES, MORE OR LESS;

PARCEL "B"

ALL OF SECTION 21 LYING SOUTH OF SOUTH RIVER ROAD, EXCEPTING THE LAND CONVEYED TO SARASOTA COUNTY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2008060371, INSTRUMENT NO. 2008060374, AND INSTRUMENT NO. 2000163556; AND EXCEPTING LANDS CONVEYED TO FLORIDA POWER AND LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 986, PAGE 904; AND EXCEPTING RIGHT-OF-WAY OF GISSINGER ROAD CONVEYED IN OFFICIAL RECORDS BOOK 2097, PAGE 396; AND EXCEPTING THE MAINTAINED RIGHT-OF-WAY OF STATE ROAD NO. 777 (SOUTH RIVER ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 00°33'53" WEST, A DISTANCE OF 80.24 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO A POINT ON THE SOUTH RIGHT OF WAY OF SOUTH RIVER ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 00°33'53" WEST, A DISTANCE OF 1676.42 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY OF WINCHESTER BOULEVARD (PREVIOUSLY GISSINGER ROAD) PER OFFICIAL RECORD BOOK 2097, PAGE 396;

THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 65°12'00" WEST, A DISTANCE OF 628.73 FEET TO A POINT OF CURVATURE;
 - 2) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1499.93 FEET, A CENTRAL ANGLE OF 21°10'17", AN ARC LENGTH OF 554.24 FEET, A CHORD OF WHICH BEARS NORTH 54°36'52" WEST, A CHORD LENGTH OF 551.09 FEET TO A POINT OF TANGENCY;
 - 3) NORTH 44°01'43" WEST, A DISTANCE OF 64.46 FEET TO SAID SOUTH RIGHT OF WAY OF SOUTH RIVER ROAD;
- THENCE NORTH 45°57'23" EAST, A DISTANCE OF 1,505.63 FEET TO A POINT ON LAST SAID EAST SECTION LINE AND THE POINT OF BEGINNING;

TOGETHER WITH LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 00°33'53" WEST, A DISTANCE OF 1,986.05 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO THE SOUTH RIGHT OF WAY OF WINCHESTER BOULEVARD (PREVIOUSLY GISSINGER ROAD) PER OFFICIAL RECORD BOOK 2097, PAGE 396 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°33'53" WEST, A DISTANCE OF 3,330.86 FEET CONTINUING ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SECTION 21;
THENCE NORTH 88°48'20" WEST, A DISTANCE OF 1,322.26 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 TO THE SOUTHEAST CORNER OF FLORIDA POWER AND LIGHT PARCEL PER SAID OFFICIAL RECORD BOOK 986, PAGE 904;

THENCE ALONG THE BOUNDARY OF SAID PARCEL FOR THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 08°33'44" EAST, A DISTANCE OF 1,327.29 FEET;
 - 2) NORTH 88°53'12" WEST, A DISTANCE OF 1,322.23 FEET;
 - 3) SOUTH 00°33'54" WEST, A DISTANCE OF 945.34 FEET;
 - 4) NORTH 58°46'20" WEST, A DISTANCE OF 2,213.44 FEET TO THE SOUTH RIGHT OF WAY OF SOUTH RIVER ROAD;
- THENCE ALONG LAST SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES:
- 1) NORTH 45°58'11" EAST, A DISTANCE OF 863.35 FEET;
 - 2) NORTH 45°58'06" EAST, A DISTANCE OF 1,299.83 FEET;
 - 3) NORTH 45°58'15" EAST, A DISTANCE OF 425.86 FEET;
 - 4) NORTH 45°56'43" EAST, A DISTANCE OF 2,528.64 FEET TO THE SOUTH RIGHT OF WAY OF WINCHESTER BOULEVARD

THENCE ALONG LAST SAID RIGHT OF WAY FOR THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 44°01'43" EAST, A DISTANCE OF 64.44 FEET TO A POINT OF CURVATURE;
- 2) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,699.91 FEET, A CENTRAL ANGLE OF 21°10'17", AN ARC LENGTH OF 628.13 FEET, A CHORD OF WHICH BEARS SOUTH 54°36'52" EAST, A CHORD LENGTH OF 624.57 FEET TO A POINT OF TANGENCY;
- 3) SOUTH 65°12'00" EAST, A DISTANCE OF 719.70 FEET TO THE INTERSECTION OF LAST SAID EAST SECTION LINE AND THE POINT OF BEGINNING;

EXCLUDING THE LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 32°34'51" WEST, A DISTANCE OF 3,658.11 FEET TO A POINT ON THE BOUNDARY OF TRACT 201 PER SAID INSTRUMENT NO. 2008060371 AND THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 46°21'22" WEST, A DISTANCE OF 294.90 FEET;
- 2) NORTH 43°25'09" WEST, A DISTANCE OF 205.68 FEET TO A POINT OF CURVATURE;
- 3) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 91°32'43", AN ARC LENGTH OF 359.50 FEET, A CHORD OF WHICH BEARS NORTH 89°11'30" WEST, A CHORD LENGTH OF 322.46 FEET TO A POINT OF TANGENCY;
- 4) SOUTH 45°02'09" WEST, A DISTANCE OF 58.25 FEET;
- 5) NORTH 81°29'11" WEST, A DISTANCE OF 77.89 FEET;
- 6) NORTH 44°02'47" WEST, A DISTANCE OF 275.37 FEET;
- 7) NORTH 45°57'13" EAST, A DISTANCE OF 629.28 FEET;
- 8) SOUTH 43°51'52" EAST, A DISTANCE OF 771.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 00°33'53" WEST, A DISTANCE OF 5,316.72 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO THE SOUTHEAST CORNER OF SAID SECTION 21;
THENCE NORTH 88°48'20" WEST, A DISTANCE OF 1,322.26 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE NORTH 88°48'11" WEST, A DISTANCE OF 1,322.34 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING;

THENCE NORTH 88°46'20" WEST, A DISTANCE OF 2,594.41 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO A POINT ON THE SOUTH RIGHT OF WAY OF SOUTH RIVER ROAD;
THENCE NORTH 45°58'11" EAST, A DISTANCE OF 464.60 FEET ALONG SAID RIGHT OF WAY TO THE BOUNDARY OF FLORIDA POWER AND LIGHT PARCEL PER SAID OFFICIAL RECORD BOOK 986, PAGE 904;
THENCE SOUTH 88°46'20" EAST, A DISTANCE OF 2,263.57 FEET ALONG LAST SAID SOUTH LINE;
THENCE SOUTH 00°34'08" WEST, A DISTANCE OF 330.02 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 11,285,958 SQUARE FEET OR 257,338 ACRES, MORE OR LESS;

PARCEL "C"

ALL OF SECTION 15, EXCEPTING THE LAND CONVEYED TO SARASOTA COUNTY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2000163556, 2008060371, INSTRUMENT NO. 2008060374; AND EXCEPTING THE MAINTAINED RIGHT-OF-WAY OF STATE ROAD NO. 777 (SOUTH RIVER ROAD) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE NORTH 00°59'33" EAST, A DISTANCE OF 256.80 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH RIVER ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 00°59'33" EAST, A DISTANCE OF 2,390.32 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER TO THE WEST QUARTER CORNER OF SAID SECTION 15;
THENCE NORTH 00°29'25" EAST, A DISTANCE OF 2,647.46 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 89°23'26" EAST, A DISTANCE OF 2,433.71 FEET ALONG THE NORTH LINE OF SAID SECTION 15 TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH RIVER ROAD;

THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 00°28'30" WEST, A DISTANCE OF 2,439.41 FEET A POINT ON A NON-TANGENT CURVE;
- 2) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 459.31 FEET, A CENTRAL ANGLE OF 45°11'13", AN ARC LENGTH OF 356.25 FEET, A CHORD OF WHICH BEARS SOUTH 23°11'31" WEST, A CHORD LENGTH OF 356.62 FEET TO A NON-TANGENT LINE;
- 3) SOUTH 45°58'19" WEST, A DISTANCE OF 740.37 FEET;
- 4) SOUTH 45°58'32" WEST, A DISTANCE OF 1,300.03 FEET;
- 5) SOUTH 45°58'20" WEST, A DISTANCE OF 128.62 FEET;
- 6) NORTH 44°02'50" WEST, A DISTANCE OF 10.94 FEET;
- 7) SOUTH 45°56'51" WEST, A DISTANCE OF 1,070.05 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING.

TOGETHER WITH THE LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE NORTH 89°21'37" EAST, A DISTANCE OF 91.77 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER TO A POINT ON THE EAST RIGHT OF WAY OF SOUTH RIVER ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 45°56'43" EAST, A DISTANCE OF 1,186.42 FEET;
- 2) NORTH 45°58'20" EAST, A DISTANCE OF 129.64 FEET;
- 3) NORTH 45°58'32" EAST, A DISTANCE OF 1,300.02 FEET;
- 4) NORTH 45°58'19" EAST, A DISTANCE OF 740.22 FEET TO A POINT ON A NON-TANGENT CURVE;
- 5) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 694.31 FEET, A CENTRAL ANGLE OF 45°38'11", AN ARC LENGTH OF 553.02 FEET, A CHORD OF WHICH BEARS NORTH 23°12'34" EAST, A CHORD LENGTH OF 538.52 FEET TO A NON-TANGENT LINE;
- 6) NORTH 00°28'37" EAST, A DISTANCE OF 1,239.11 FEET;
- 7) NORTH 00°28'36" EAST, A DISTANCE OF 1,139.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°23'25" EAST, A DISTANCE OF 2,597.61 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID SECTION 15;
THENCE SOUTH 00°59'39" WEST, A DISTANCE OF 2,610.81 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO THE EAST QUARTER CORNER OF SAID SECTION 15;
THENCE SOUTH 00°07'53" WEST, A DISTANCE OF 2,853.49 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHWEST CORNER OF SAID SECTION 15;
THENCE NORTH 88°25'43" WEST, A DISTANCE OF 2,676.61 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTH QUARTER CORNER OF SAID SECTION 15;
THENCE NORTH 89°21'37" WEST, A DISTANCE OF 2,556.07 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO LAST SAID RIGHT OF WAY OF SOUTH RIVER ROAD AND THE POINT OF BEGINNING;

EXCLUDING THE LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE NORTH 57°49'35" EAST, A DISTANCE OF 3,391.67 FEET TO A POINT ON THE BOUNDARY OF TRACT 202 PER SAID INSTRUMENT NO. 2008060371 AND THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWENTY ONE (21) COURSES:

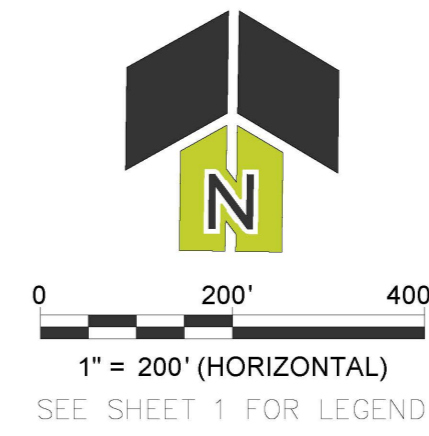
- 1) NORTH 44°01'21" WEST, A DISTANCE OF 622.75 FEET;
- 2) NORTH 45°58'39" EAST, A DISTANCE OF 102.15 FEET TO A POINT OF CURVATURE;
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 706.58 FEET, A CENTRAL ANGLE OF 45°29'02", AN ARC LENGTH OF 560.91 FEET, A CHORD OF WHICH BEARS NORTH 23°13'07" EAST, A CHORD LENGTH OF 546.30 FEET TO A POINT OF TANGENCY;
- 4) NORTH 00°28'37" EAST, A DISTANCE OF 615.74 FEET
- 5) SOUTH 89°31'23" EAST, A DISTANCE OF 178.13 FEET;
- 6) SOUTH 60°22'18" EAST, A DISTANCE OF 188.25 FEET;
- 7) SOUTH 32°42'31" EAST, A DISTANCE OF 144.47 FEET TO A POINT ON A NON-TANGENT CURVE;
- 8) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 65°32'07", AN ARC LENGTH OF 171.57 FEET, A CHORD OF WHICH BEARS SOUTH 12°01'25" EAST, A CHORD LENGTH OF 162.37 FEET TO A POINT OF REVERSE CURVATURE;
- 9) AL

SHEET MAP



MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C28	900.00'	713.10'	45°23'50"	N00°52'32"E	694.59'
C35	507.03'	389.34'	43°59'49"	N08°50'45"E	379.85'
C37	455.00'	475.60'	59°53'24"	N42°21'04"W	454.24'



12260 EVERGLOW DR.
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION

THESE DRAWINGS AND THESE DIMENSIONS ARE THE PROPERTY OF CAGE CIVIL ENGINEERING, INC. NO PART OF THESE DRAWINGS OR DIMENSIONS MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE CIVIL ENGINEERING, INC.

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO. 250012

PM: GDP

DATE: 04/07/2025

SCALE: 1" = 200'

SHEET NUMBER

3 OF 12

PLT DATE: 6/10/25 AT 1:50 PM
FILE PATH: E:\PROJECTS\250012 - WELLEN PARK RANCH ANNEXTION\10 - SURVEY\OFFICE\CAD\250012 - BOUNDARY SURVEY\250012 - BOUNDARY SURVEY

SEE SHEET 4

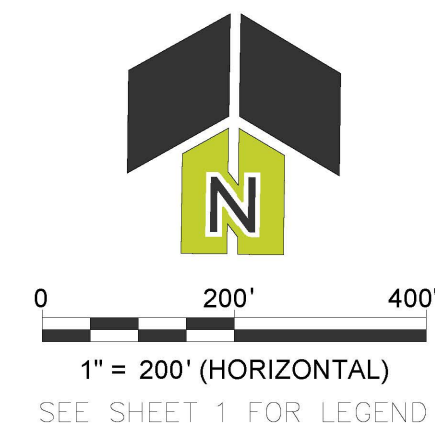
SEE SHEET 8

SHEET MAP

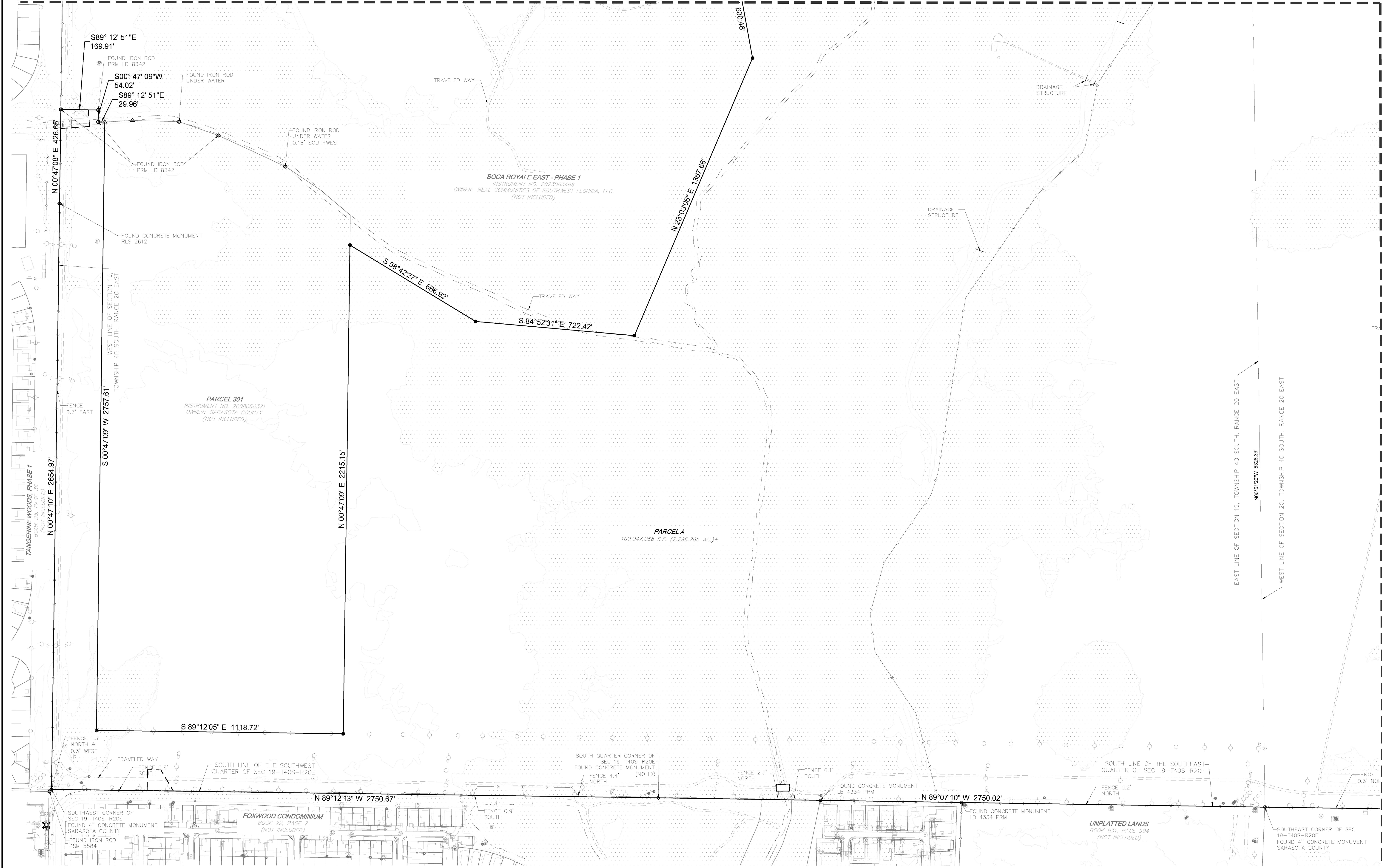


MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE SHEET 4



12260 EVERGLOW DR.
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM



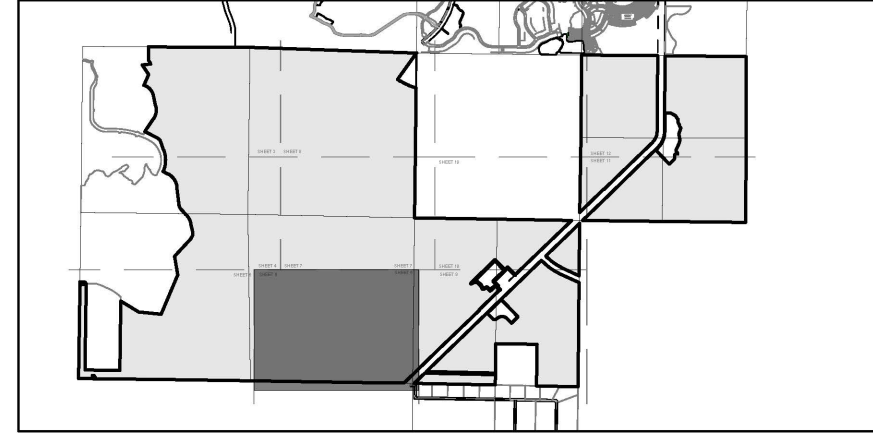
REVISIONS	△
REVISED LABELS	

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO. 250012
PM: GDP
DATE: 04/07/2025
SCALE: 1" = 200'
SHEET NUMBER
5 OF 12

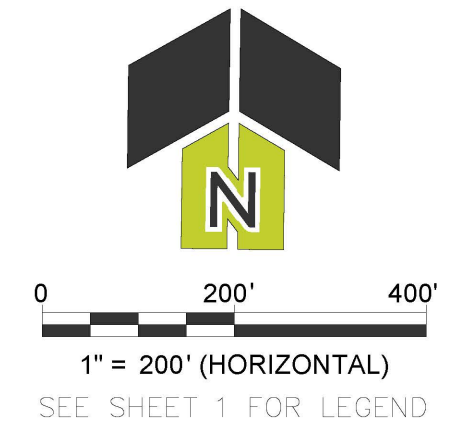
DATE: 01/02/25 AT 1:50 PM
PROJECT: 250012 - WELLEN PARK RANCH ANNEXATION 10 - SURVEY OFFICE: CAD/250012 - BOUNDARY SURVEY/250012 - BOUNDARY SURVEY

SHEET MAP



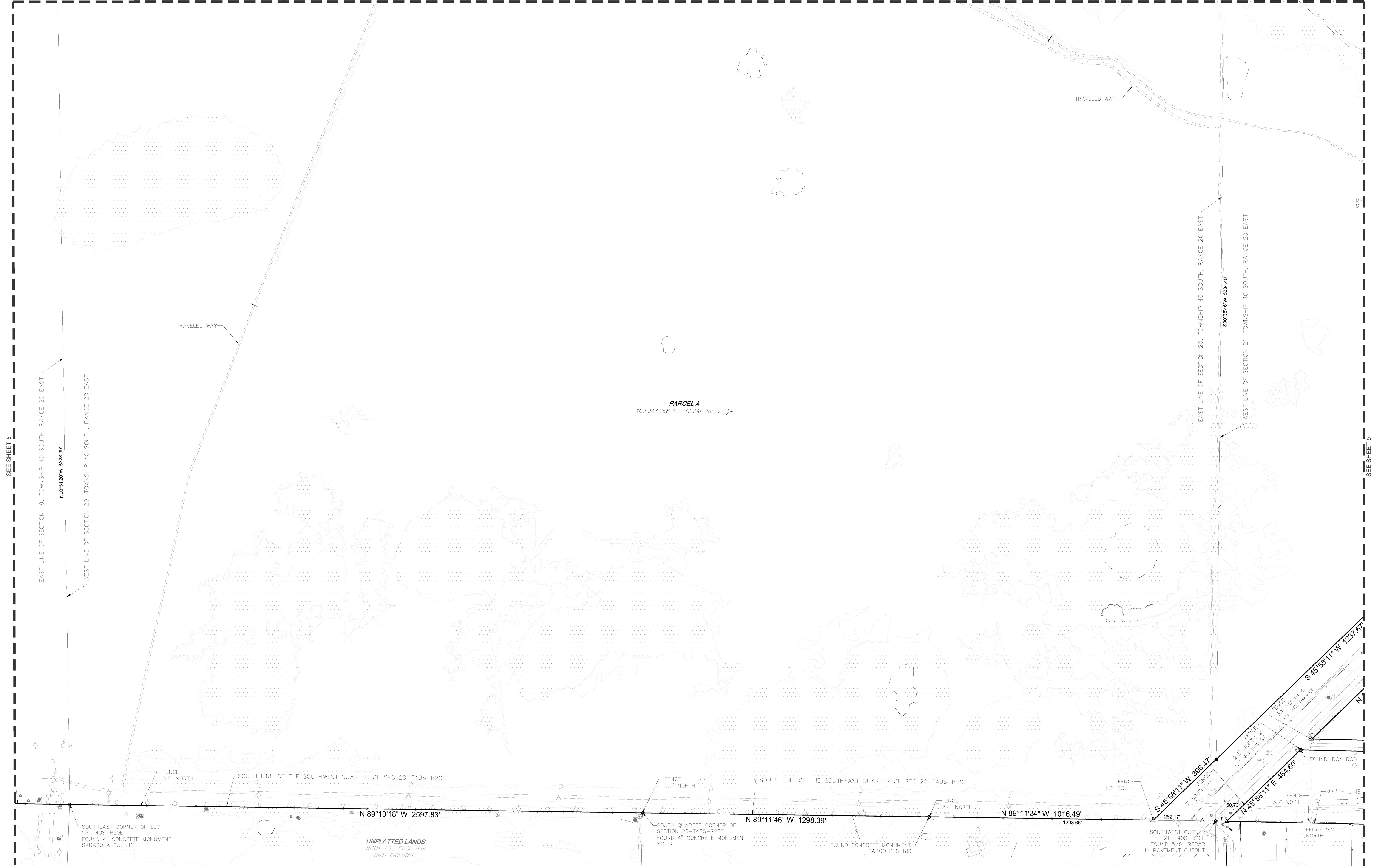
MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE SHEET 4

SEE SHEET 7



PLOT DATE: 01/02/24 AT 1:50 PM
FILE PATH: E:\PROJECTS\250012 - WELLEN PARK RANCH ANNEXATION\10 - SURVEY\OFFICE\CAD\250012 - BOUNDARY SURVEY\250012 - BOUNDARY SURVEY

12260 EVERGLOW DR.
SUITE 146
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION
1		REVISED LABELS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS DESIGN OR DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAGE ENGINEERING, INC.

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO: 250012
PM: GDP
DATE: 04/07/2025
SCALE: 1" = 200'

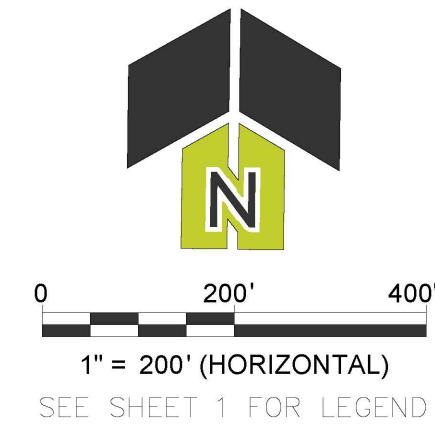
SHEET NUMBER
6 OF **12**

SHEET MAP



MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



12260 EVERGLOW DR.
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION
1		REVISED LABELS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE CIVIL ENGINEERING. NO PART OF THIS DESIGN OR DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM CAGE CIVIL ENGINEERING, INC.

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO: 250012
PM: GDP
DATE: 04/07/2025
SCALE: 1" = 200'

SHEET NUMBER
7 OF **12**

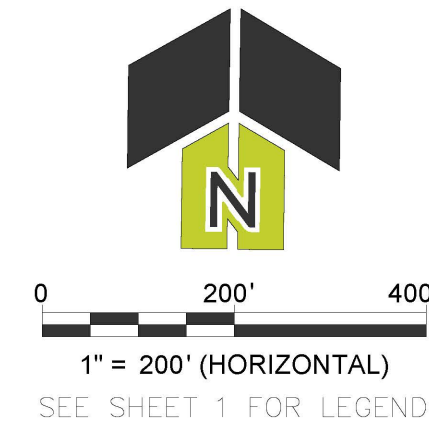
PLT DATE: 01/02/25 AT 1:50 PM
FILE PATH: E:\PROJECTS\250012 - WELLEN PARK RANCH ANNEXATION\10 - SURVEY\OFFICE\CAD\250012 - BOUNDARY SURVEY\250012 - BOUNDARY SURVEY

SHEET MAP



MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C122	2135.00'	104.08'	2°47'35"	S36°51'28"W	104.07'
C125	1000.00'	300.60'	17°13'23"	S63°08'49"E	299.47'



12260 EVERGLOW DR.
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION
1		REVISED LABELS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE CIVIL ENGINEERING, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DESIGN OR THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CAGE CIVIL ENGINEERING, INC. IS PROHIBITED.

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO: 250012
PM: GDP
DATE: 04/07/2025
SCALE: 1" = 200'

SHEET NUMBER
8 OF **12**

PLOT DATE: 01/02/25 AT 1:50 PM
FILE PATH: E:\PROJECTS\250012 - WELLEN PARK RANCH ANNEXTION\10 - SURVEY\OFFICE\CAD\250012 - BOUNDARY SURVEY\250012 - BOUNDARY SURVEY

SEE SHEET 3

SEE SHEET 7

SHEET MAP

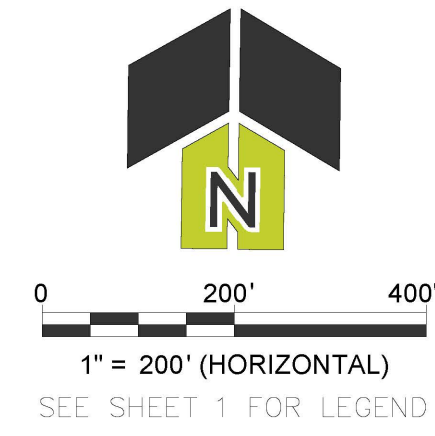


LINE #	DIRECTION	LENGTH
L209	N61° 12' 33"E	95.75'
L210	S45° 00' 35"E	149.83'
L211	S26° 34' 18"E	89.62'
L212	S34° 31' 02"E	49.50'
L213	S44° 02' 50"E	145.92'
L214	N88° 55' 13"E	137.11'
L215	S44° 02' 50"E	75.21'

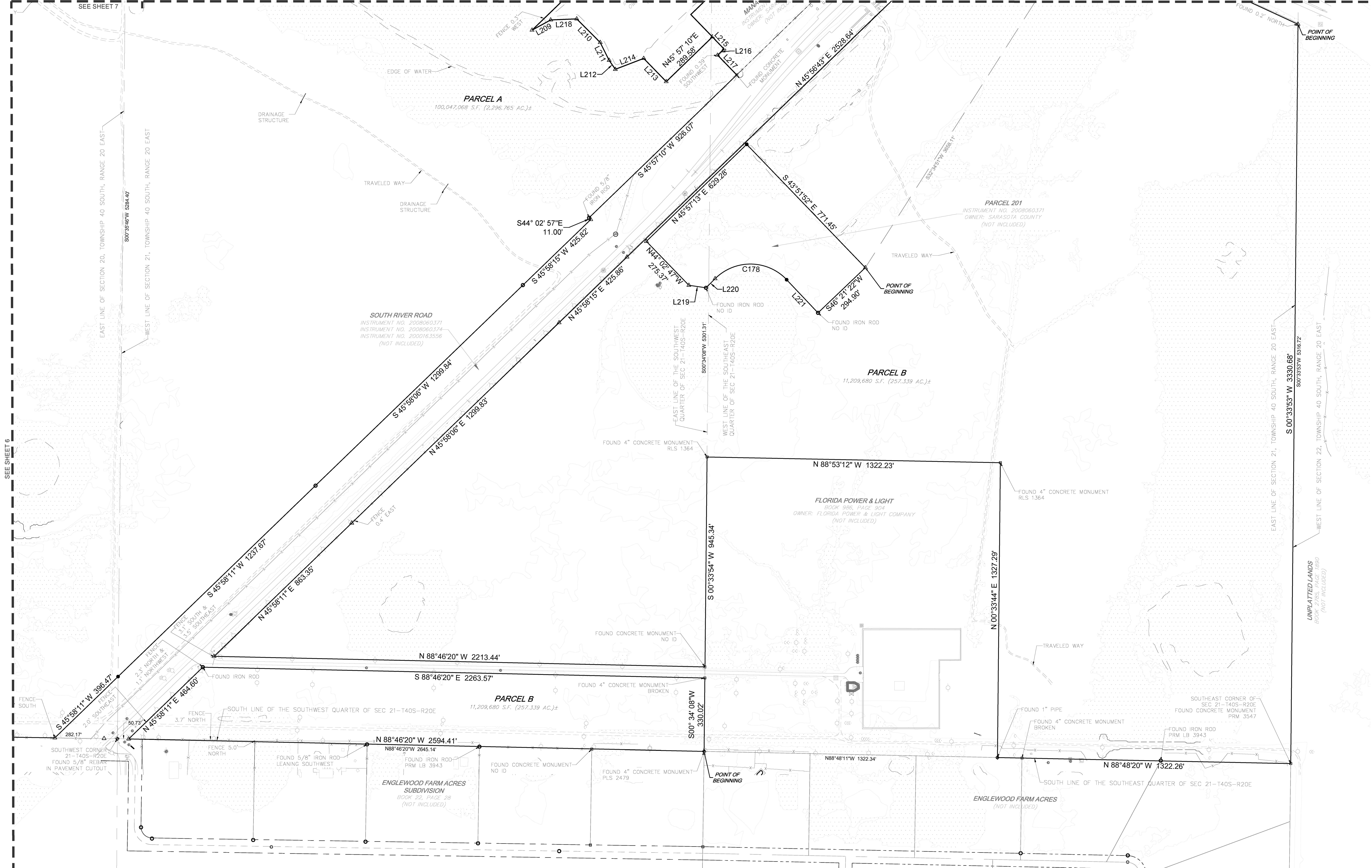
LINE #	DIRECTION	LENGTH
L216	S45° 57' 10"W	39.98'
L217	S44° 02' 50"E	123.85'
L218	N87° 43' 01"E	117.40'
L219	N81° 29' 11"W	77.89'
L220	S45° 02' 09"W	58.25'
L221	N43° 25' 09"W	205.68'

MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C178	225.00'	359.50'	91°32'43"	N89°11'30"W	322.46'



12260 EVERGLOW DR.
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION
1		REVISED LABELS

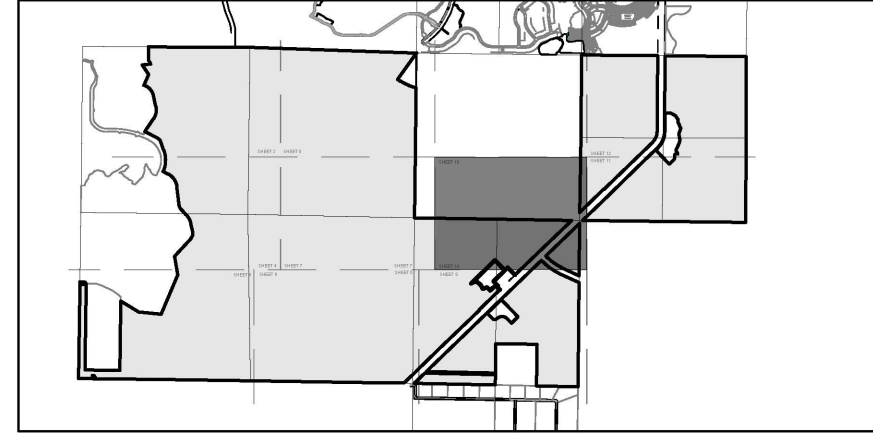
WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO 250012
PM GDP
DATE 04/07/2025
SCALE 1" = 200'

SHEET NUMBER

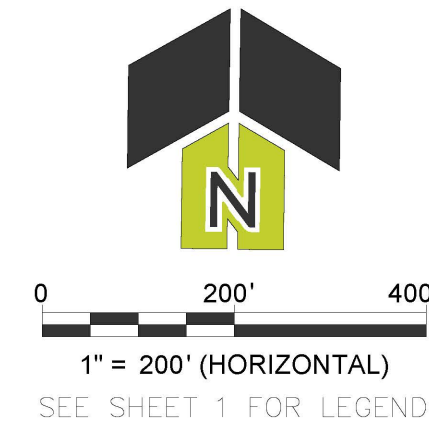
9 OF 12

SHEET MAP

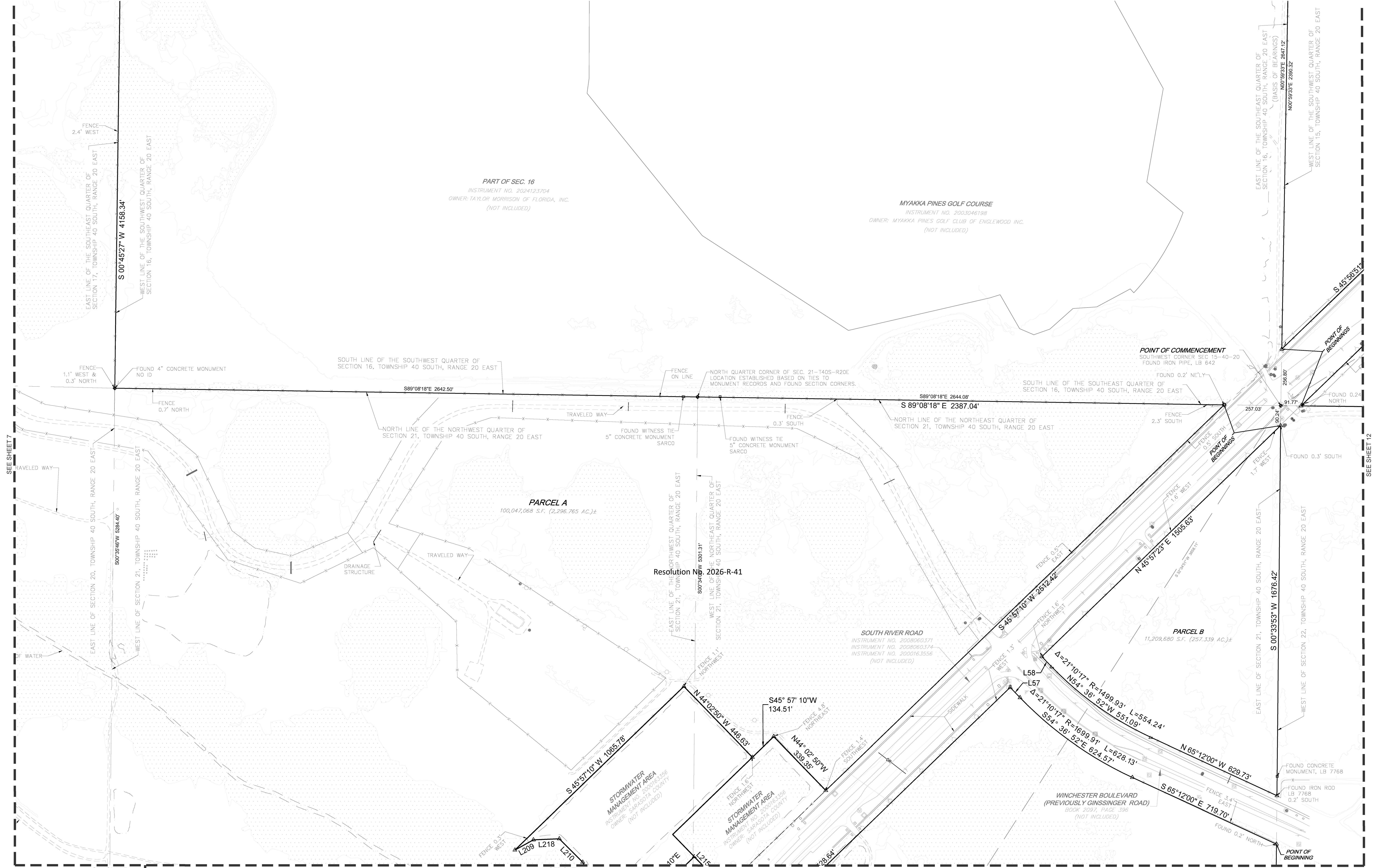


MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LINE #	DIRECTION	LENGTH
L57	S44° 01' 43"E	64.44'
L58	N44° 01' 43"W	64.46'
L209	N61° 12' 33"E	95.75'
L210	S45° 00' 35"E	149.83'
L214	N88° 55' 13"E	137.11'
L215	S44° 02' 50"E	75.21'
L218	N87° 43' 01"E	117.40'



12260 EVERGLOW DR.
SUITE A6
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		REVISED LABELS

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

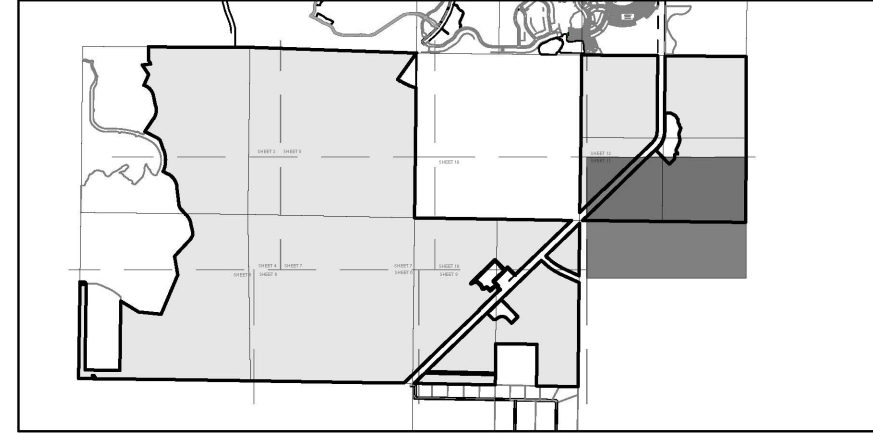
PROJ NO 250012
PM GDP
DATE 04/07/2025
SCALE 1" = 200'

SHEET NUMBER

10 OF 12

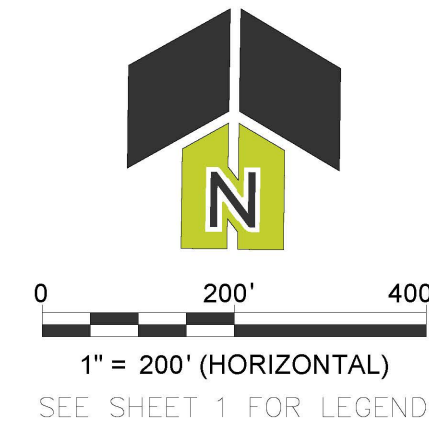
DATE: 01/02/25 AT 1:51 PM
PROJECT: 250012 - WELLEN PARK SOUTH RANCH ANNEXATION AND BOUNDARY SURVEY

SHEET MAP



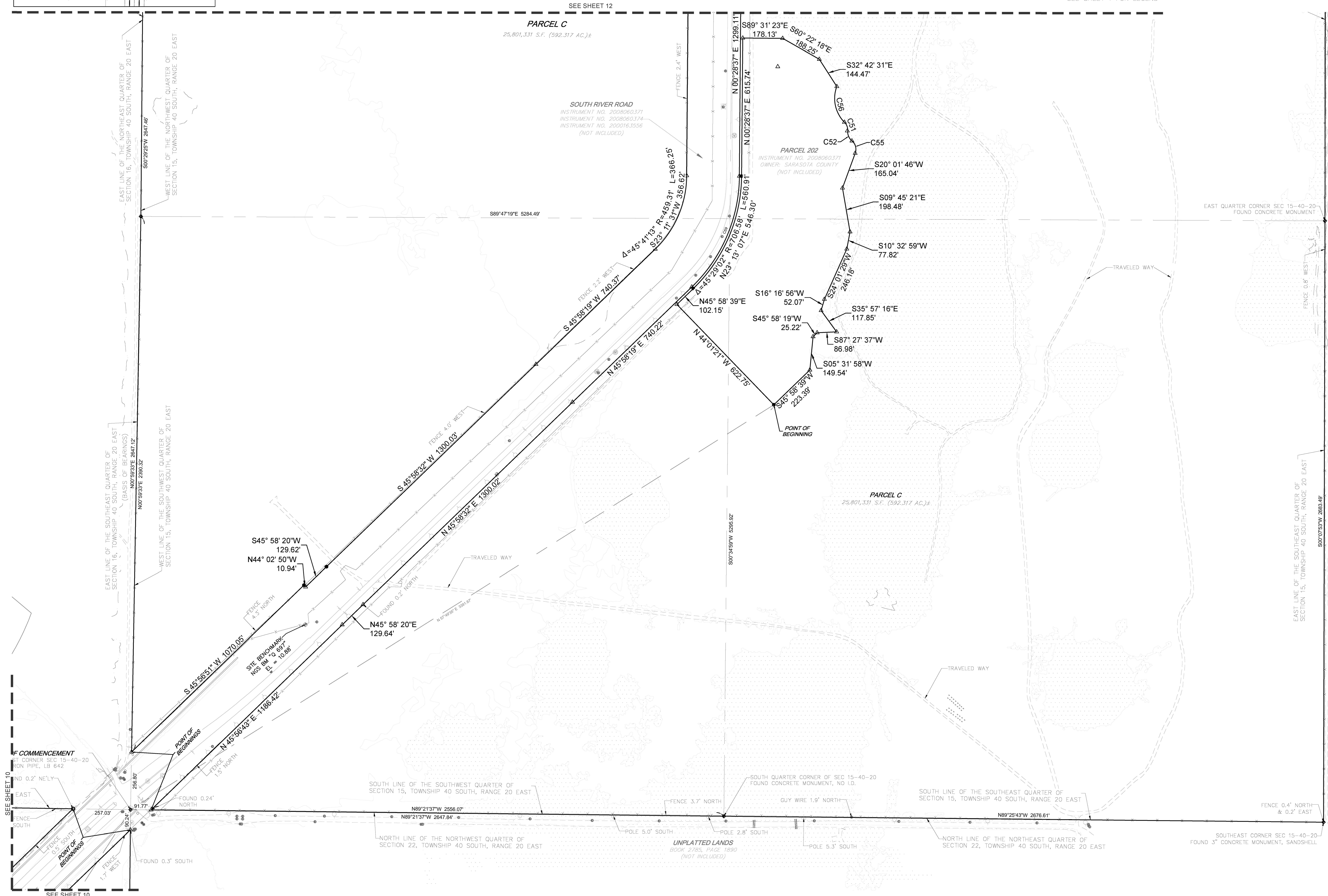
MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C51	50.00'	42.25'	48°24'35"	S20°35'14"E	41.00'
C52	55.00'	50.94'	53°04'04"	S22°55'03"E	49.14'
C55	50.00'	60.64'	69°29'11"	S14°42'42"E	56.99'
C56	150.00'	171.57'	65°32'07"	S12°01'25"E	162.37'
C59	694.31'	553.02'	45°38'11"	N23°12'34"E	538.52'

PLOT DATE: 01/02/2025 AT 1:51 PM
FILE PATH: E:\PROJECTS\250012 - WELLEN PARK RANCH ANNEXATION\10 - SURVEY\OFFICE\CAD\250012 - BOUNDARY SURVEY\250012 - BOUNDARY SURVEY



12260 EVERGLOW DR.
SUITE 146
VENICE, FL 34293
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

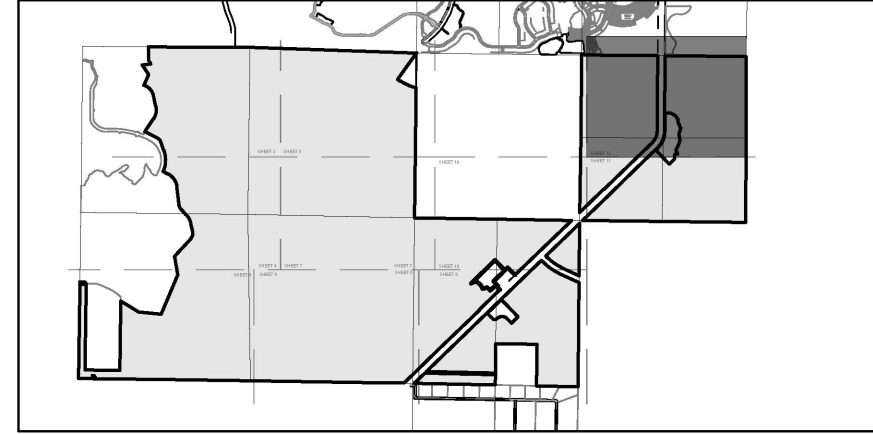
NO.	DATE	DESCRIPTION
1		REVISED LABELS

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO: 250012
PM: GDP
DATE: 04/07/2025
SCALE: 1" = 200'

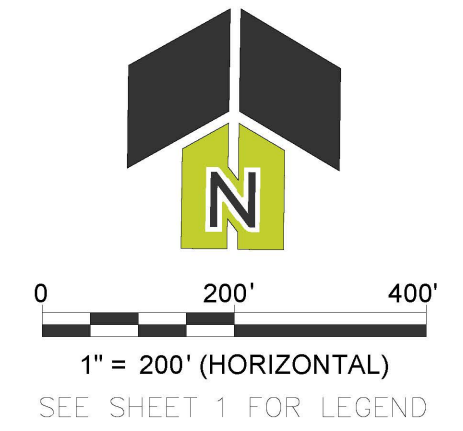
SHEET NUMBER
11 OF 12

SHEET MAP

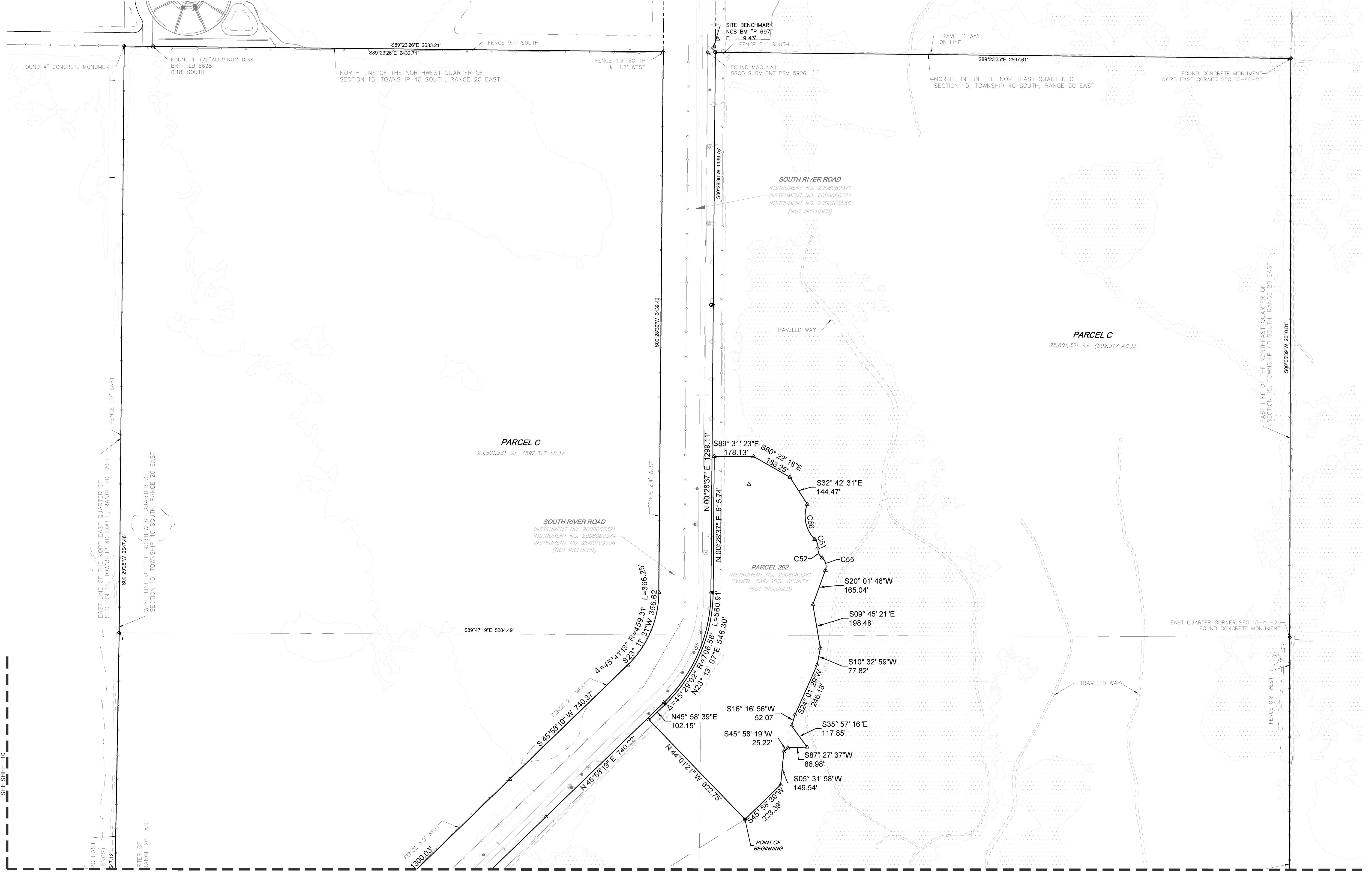


MAP OF BOUNDARY SURVEY

LOCATED IN SECTIONS 15, 17, 18, 19, 20, AND 21, TOWNSHIP 40 SOUTH, RANGE 20 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST
C51	50.00'	42.25'	48°24'35"	S20°35'14"E	41.00'
C52	55.00'	50.94'	53°04'04"	S22°55'03"E	49.14'
C55	50.00'	60.64'	69°29'11"	S14°42'42"E	56.99'
C56	150.00'	171.57'	65°32'07"	S12°01'25"E	162.37'
C59	694.31'	553.02'	45°38'11"	N23°12'34"E	538.52'



12260 EVERGLOW DR.
SUITE 146
VENICE, FL 34293
P: 630.598.0077
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE CIVIL ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAGE CIVIL ENGINEERING, INC.

WELLEN PARK SOUTH RANCH
SARASOTA COUNTY, FLORIDA
MAP OF BOUNDARY SURVEY

PROJ NO: 250012
PM: GDP
DATE: 04/07/2025
SCALE: 1" = 200'

SHEET NUMBER
12 OF **12**

PLOT DATE: 01/02/25 AT 1:51 PM
FILE PATH: E:\PROJECTS\250012 - WELLEN PARK RANCH ANNEXATION\10 - SURVEY\OFFICE\CAD\250012 - BOUNDARY SURVEY\250012 - BOUNDARY SURVEY

SEE SHEET 10

SEE SHEET 11