

ORDINANCE NO. 2021-048 2021 OCT 13 AM 10:41

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING ORDINANCE NO. 2019-050; EXPANDING THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; ADDING APPROXIMATELY 19.977 ACRES TO THE DISTRICT'S BOUNDARY; PROVIDING FOR FUNCTIONS AND POWERS OF THE DISTRICT TO BE CONTINUED; PROVIDING FOR COUNTY RIGHTS UNDER SECTION 190.046, FLORIDA STATUTES TO BE PRESERVED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION ON THE LIST OF UNCODIFIED ORDINANCES CONTAINED IN SEC. 110-1 OF THE SARASOTA COUNTY CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on December 11, 2019, the Sarasota County Board of County Commissioners (County) adopted Ordinance No. 2019-050, establishing the Windward at Lakewood Ranch Community Development District (District) and,

WHEREAS, the District is an independent special district and a local unit of special purpose government, and the Board of Supervisors of the District may exercise the powers granted to the District pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the Board of Supervisors of the District (Petitioner) has petitioned the County to adopt an ordinance, amending Ordinance No. 2019-050, and expanding the boundaries of the District pursuant to Chapter 190, Florida Statutes, and designating the real property shown and described in Exhibit "A," attached hereto and incorporated herein, as the area of land comprising a total of approximately 19.977 acres to be added to the District; and,

WHEREAS, pursuant to Section 190.046, Florida Statutes, the filing of the Petition for expansion by Petitioner shall constitute consent of the landowners within the District other than those landowners whose land is proposed to be added to the District; and,

WHEREAS, Neal Communities of Southwest Florida, LLC, a Florida limited liability company, is the owner of all the real property to be added to the District, and has consented to add said lands to the District as shown and described on Exhibit "A"; and,

WHEREAS, the Board of County Commissioners, after proper published notice, conducted a public hearing on the petition on October 12, 2021; and

WHEREAS, upon consideration of the record established at the hearing, the County determined that: the statements contained in the Petition are true and correct; the expansion of the

boundaries of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local comprehensive plan; the amended District continues to be of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional, interrelated community; the expanded District is the best alternative available for delivering the community development services and facilities to the area that is developed and will be developed, and that will be served by the District as provided for herein; the services and facilities of the amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and the area that is developed and will be developed, and that is serviced and will be served by the District, is amenable to separate special-district government; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings of Fact. The Board of County Commissioners of Sarasota County, Florida, hereby adopts the recitals stated above as findings of fact.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.046, Florida Statutes, and other applicable provisions of the law governing county ordinances.

Section 3. Amendment. The Petition to expand the boundary of the District is hereby granted. Ordinance No. 2019-050 is hereby amended to add the areas of land shown and described in Exhibit "A," attached hereto and incorporated herein, to the geographical boundaries and control of the District, adding approximately 19.977 acres to the District's boundaries.

Section 4. Boundaries. The external boundaries of the expanded Windward at Lakewood Ranch Community Development District are those shown and described in Exhibit "B," attached hereto and incorporated herein. The amended boundary of the District encompasses approximately 437.296 acres.

Section 5. Functions and Powers. The functions and powers of the District established in Ordinance No. 2019-050 continues to apply.

Section 6. County Rights of Termination, Contraction, Expansion and Limitation. All rights of Sarasota County to terminate, contract, expand or otherwise limit or affect the District as set forth in Section 190.046, Florida Statutes, are hereby specifically reserved.

Section 7. Severability and Conflict. If any section, subsection, sentence, clause, provision or part of this Ordinance shall be held invalid for any reason by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect. In the event this Ordinance conflicts with any other ordinance of Sarasota County or other applicable law, the more restrictive shall apply.

Section 8. Inclusion on List of Uncodified Ordinances Contained in Sec. 110-1 of the Sarasota County Code of Ordinances. The provisions of this Ordinance shall not be codified in its entirety. Sec. 110-1 of the Code of Ordinances of Sarasota County, Florida shall be amended to include the ordinance number and name of the District on the list of uncodified ordinances creating, expanding or otherwise pertaining to special districts.

Section 9. Effective Date. This Ordinance shall be effective immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Sarasota County, Florida, on this 12th day of October, 2021.

Attest:

KAREN E. RUSHING,
Clerk of the Circuit Court and Ex-Officio
Clerk to the Board of County Commissioners
of Sarasota County, Florida

By: Maria Bocci
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: [Signature]
Chairman

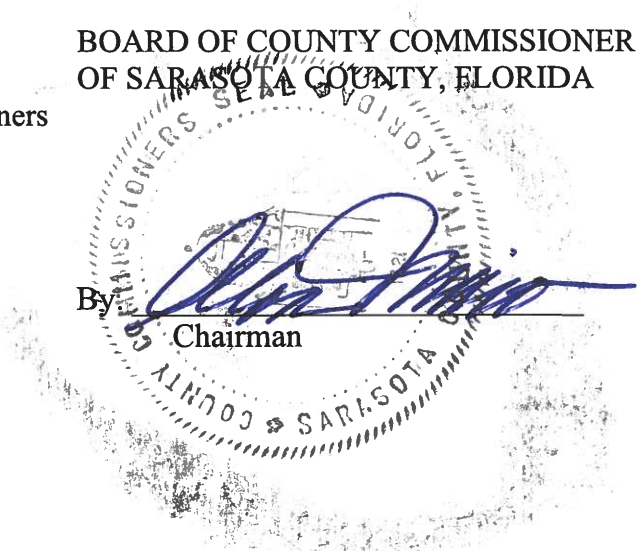


EXHIBIT A

**WINDWARD AT LAKEWOOD RANCH CDD
EXPANDED ADJACENT PARCEL BOUNDARIES**

LEGAL DESCRIPTIONS:

Parcel 4

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT # 2019031920 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT 33 AND RIGHT-OF-WAY ALONG THE NORTHERLY LINE OF SAID TRACT 33, PALMER FARMS THIRD UNIT, ACCORDING TO PLAT BOOK 3, PAGE 39 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°10'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1,546.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°10'30" WEST A DISTANCE OF 269.84 FEET; THENCE SOUTH 00°53'21" EAST, A DISTANCE OF 640.02 FEET; THENCE SOUTH 89°06'39" WEST, A DISTANCE OF 552.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF LACELEAF BOULEVARD, ACCORDING TO WINDWARD AT LAKEWOOD RANCH, PHASE 1 AS RECORDED IN PLAT BOOK 54, PAGE 301, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) NORTHERLY 163.69 FEET, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 30°44'57", AND A CHORD BEARING AND DISTANCE OF NORTH 14°29'07" EAST 161.73 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (2) NORTHERLY 499.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 68°56'57", AND A CHORD BEARING AND DISTANCE OF NORTH 04°36'53" WEST 469.81 FEET TO A POINT OF

REVERSE CURVE TO THE RIGHT; (3) NORTHERLY 532.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 38°53'56", AND A CHORD BEARING AND DISTANCE OF NORTH 19°38'23" WEST 522.77 FEET; (4) NORTH 00°11'26" WEST, A DISTANCE OF 139.41 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) NORTHEASTERLY 124.89' FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 14°45'15", AND A CHORD BEARING AND DISTANCE OF NORTH 07°11'12" EAST 124.55 FEET; TO A POINT OF COMPOUND CURVE TO THE RIGHT; (6) NORTHEASTERLY 184.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 332.10 FEET, A CENTRAL ANGLE OF 31°45'48", AND A CHORD BEARING AND DISTANCE OF NORTH 30°26'44" EAST 181.76 FEET; (7) NORTH 46°19'38" EAST, A DISTANCE OF 94.28 FEET TO THE SOUTHWESTERLY LINE OF TRACT 402, SAID WINDWARD AT LAKEWOOD RANCH, PHASE 1; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 43°23'47" EAST, A DISTANCE OF 1,138.01 FEET TO A WESTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT # 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 13°15'38" EAST, A DISTANCE OF 88.10 FEET; (2) SOUTH 12°35'57" EAST, A DISTANCE OF 37.87 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINING 19.908 ACRES.

TOGETHER WITH:

PARCEL 5

A TRACT OF LAND LYING IN TRACT 300 OF WINDWARD AT LAKEWOOD RANCH, PHASE 1 RECORDED IN PLAT BOOK 54, PAGE 301 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERNMOST CORNER OF TRACT 402 OF WINDWARD AT LAKEWOOD RANCH, PHASE 1 RECORDED IN PLAT BOOK 54, PAGE 301 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THE FOLLOWING TWO (2) CALLS ARE ALONG THE EAST LINE OF TRACT 300 OF SAID PLAT: (1) THENCE S.46°19'38"W., A DISTANCE OF 94.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 332.10 FEET AND A CENTRAL ANGLE OF 31°45'48"; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A

DISTANCE OF 184.11 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 485.00 FEET AND A CENTRAL ANGLE OF $31^{\circ}45'48''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.87 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF $N.30^{\circ}26'44''E.$, 265.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.46^{\circ}19'38''E.$, A DISTANCE OF 13.91 FEET; THENCE $S.43^{\circ}23'47''E.$, A DISTANCE OF 22.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,986 SQUARE FEET OR 0.0685 ACRES, MORE OR LESS.

TOTAL ADJACENT PROPERTY: 19.977 ACRES

EXHIBIT B – TOTAL EXPANDED BOUNDARY DESCRIPTION

**THE EXPANDED DISTRICT CONSISTS AND COMPRISES OF THE
FOLLOWING LEGAL DESCRIPTIONS:**

- **417.319 ACRES OF THE ORIGINAL DISTRICT (PARCELS 1, 2, and 3),**

TOGETHER WITH THE ADJACENT PARCELS (FOUND IN EXHIBIT A)

- **19.908 ACRES (PARCEL 4) OF ADJACENT PROPERTY, AND**
- **0.069 ACRES (PARCEL 5) OF ADJACENT PROPERTY.**

FOR A TOTAL EXPANDED DISTRICT OF 437.296 ACRES

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°28'48" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 2,688.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 89°32'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 1,347.05 FEET; THENCE SOUTH 00°02'28" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 1,325.60 FEET; THENCE SOUTH 89°50'22" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 15, A DISTANCE OF 346.47 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE

WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2508, PAGE 1392 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, NORTHERLY 659.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,275.00 FEET, A CENTRAL ANGLE OF 29°38'03", AND A CHORD BEARING AND DISTANCE OF NORTH 14°58'45" WEST 652.12 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, NORTH 00°09'44" WEST, A DISTANCE OF 695.18 FEET TO AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 89°32'01" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE WEST RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2018067472 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY OF LORRAINE ROAD THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 00°09'44" EAST, A DISTANCE OF 695.07 FEET TO A POINT ON A CURVE TO THE LEFT; 2) SOUTHERLY 723.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,265.00 FEET, A CENTRAL ANGLE OF 32°45'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°32'38" EAST 713.55 FEET; 3) SOUTH 32°55'32" EAST, A DISTANCE OF 622.48 FEET TO A POINT ON A CURVE TO THE RIGHT; 4) SOUTHEASTERLY 551.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,935.00 FEET, A CENTRAL ANGLE OF 10°45'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°32'39" EAST 550.53 FEET; 5) SOUTH 22°09'45" EAST, A DISTANCE OF 208.25 FEET TO A POINT ON A CURVE TO THE RIGHT; 6) SOUTHERLY 731.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 21°39'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°19'58" EAST 727.15 FEET; 7) SOUTH 00°30'10" EAST, A DISTANCE OF 129.67 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWENTY-EIGHT (28) COURSES: 1) SOUTH 74°24'43" WEST, A DISTANCE OF 39.75 FEET; 2) SOUTH 16°03'25" WEST, A DISTANCE OF 376.37 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 3) SOUTHWESTERLY 351.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 406.00 FEET, A CENTRAL ANGLE OF 49°34'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°32'36" WEST 340.46 FEET; 4) SOUTH 51°19'59" WEST, A DISTANCE OF 439.88 FEET TO A POINT ON A CURVE TO THE LEFT; 5) SOUTHWESTERLY 29.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 144.00 FEET, A CENTRAL ANGLE OF 11°42'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°28'49" WEST 29.37 FEET; 6) SOUTH 39°37'38" WEST, A DISTANCE OF 99.00 FEET TO A POINT ON

A CURVE TO THE RIGHT; 7) SOUTHWESTERLY 61.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 456.00 FEET, A CENTRAL ANGLE OF 07°46'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°30'52" WEST 61.83 FEET; 8) SOUTH 56°51'33" WEST, A DISTANCE OF 21.20 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 9) SOUTHWESTERLY 123.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 452.98 FEET, A CENTRAL ANGLE OF 15°34'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°49'53" WEST 122.71 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; 10) WESTERLY 496.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 603.01 FEET, A CENTRAL ANGLE OF 47°07'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°10'52" WEST 482.15 FEET; 11) SOUTH 47°22'13" WEST, A DISTANCE OF 243.87 FEET; 12) NORTH 36°00'54" WEST, A DISTANCE OF 32.75 FEET; 13) NORTH 41°10'43" WEST, A DISTANCE OF 231.04 FEET; 14) NORTH 57°04'10" WEST, A DISTANCE OF 160.32 FEET; 15) NORTH 59°37'24" WEST, A DISTANCE OF 20.98 FEET; 16) NORTH 57°32'57" WEST, A DISTANCE OF 7.61 FEET; 17) NORTH 17°50'39" WEST, A DISTANCE OF 113.55 FEET; 18) NORTH 16°51'26" WEST, A DISTANCE OF 55.38 FEET; 19) NORTH 13°00'49" EAST, A DISTANCE OF 33.03 FEET; 20) NORTH 07°45'16" EAST, A DISTANCE OF 97.62 FEET; 21) NORTH 82°14'44" WEST, A DISTANCE OF 50.00 FEET; 22) SOUTH 07°45'16" WEST, A DISTANCE OF 95.32 FEET; 23) SOUTH 13°00'49" WEST, A DISTANCE OF 44.07 FEET; 24) SOUTH 16°51'26" EAST, A DISTANCE OF 69.15 FEET; 25) SOUTH 17°50'39" EAST, A DISTANCE OF 53.35 FEET; 26) NORTH 56°29'10" WEST, A DISTANCE OF 260.78 FEET; 27) NORTH 56°49'50" WEST, A DISTANCE OF 44.85 FEET; 28) NORTH 56°57'40" WEST, A DISTANCE OF 412.98 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15 ACCORDING TO THE AGREEMENT LINE AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2010051145 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°04'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,376.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE SOUTH 89°51'13" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 611.80 FEET TO AFORESAID BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818; THENCE ALONG SAID BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTH 51°16'19" EAST, A DISTANCE OF 262.41 FEET; 2) NORTH 49°32'22" EAST, A DISTANCE OF 664.32 FEET; 3) NORTH 31°25'54" EAST, A DISTANCE OF 382.42 FEET; 4) NORTH 28°27'02" EAST, A DISTANCE OF 346.74 FEET; 5) NORTH 28°56'58" EAST, A DISTANCE OF 503.56 FEET; 6) NORTH 29°38'48" EAST, A DISTANCE OF 839.17 FEET; 7) NORTH 60°21'12" WEST, A DISTANCE OF

52.00 FEET; 8) SOUTH 29°38'48" WEST, A DISTANCE OF 839.49 FEET; 9) SOUTH 28°56'58" WEST, A DISTANCE OF 504.10 FEET; 10) SOUTH 28°27'02" WEST, A DISTANCE OF 345.61 FEET; 11) SOUTH 31°25'54" WEST, A DISTANCE OF 372.78 FEET; 12) SOUTH 49°32'22" WEST, A DISTANCE OF 655.25 FEET; 13) SOUTH 51°16'19" WEST, A DISTANCE OF 326.80 FEET TO AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, SOUTH 89°51'13" WEST, A DISTANCE OF 1,998.95 FEET; THENCE NORTH 00°00'55" EAST, ALONG THE WEST LINE OF AFORESAID NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 2,696.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 366.860 ACRES.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND LYING IN SECTIONS 15 & 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°04'55" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 15 ACCORDING TO THE AGREEMENT LINE AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2010051145, A DISTANCE OF 1,230.71 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 56°57'40" EAST, A DISTANCE OF 380.30 FEET; 2) SOUTH 56°49'50" EAST, A DISTANCE OF 44.65 FEET; 3) SOUTH 56°29'10" EAST, A DISTANCE OF 275.39 FEET; 4) SOUTH 57°32'57" EAST, A DISTANCE OF 73.28 FEET; 5) SOUTH 59°37'24" EAST, A DISTANCE OF 20.77 FEET; 6) SOUTH 57°04'10" EAST, A DISTANCE OF 152.23 FEET; 7) SOUTH 41°10'43" EAST, A DISTANCE OF 221.80 FEET; 8) SOUTH 36°00'54" EAST, A DISTANCE OF 91.37 FEET; 9) SOUTH 31°57'41" EAST, A DISTANCE OF 48.26 FEET; 10) SOUTH 27°21'23" EAST, A DISTANCE OF 102.76 FEET; 11) SOUTH 21°18'23" EAST, A DISTANCE OF 17.04 FEET; 12) SOUTH 16°57'06" EAST, A DISTANCE OF 111.86 FEET; 13) SOUTH 15°58'17" EAST, A DISTANCE OF 76.00 FEET; 14) SOUTH 13°15'38" EAST, A DISTANCE OF 6.14 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 43°23'47" WEST, A

DISTANCE OF 1,160.91 FEET; THENCE SOUTH 46°19'38" WEST, A DISTANCE OF 13.91 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 393.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 46°31'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°04'06" WEST 383.04 FEET; THENCE SOUTH 00°11'26" EAST, A DISTANCE OF 139.41 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 532.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 38°53'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°38'23" EAST 522.77 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 499.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 68°56'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°36'53" EAST 469.81 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 358.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 67°25'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°50'54" EAST 338.53 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 328.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 36°36'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°15'21" EAST 323.43 FEET; THENCE SOUTH 00°57'17" EAST, A DISTANCE OF 77.43 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 79.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°00'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°27'40" EAST 71.33 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD ACCORDING TO SARASOTA COUNTY ROAD PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°09'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD, A DISTANCE OF 628.77 FEET; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2608, PAGE 1353 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,257.31 FEET; THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 53.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.454 ACRES.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND LYING IN SECTIONS 15 & 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 1,240.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°23'47" WEST, A DISTANCE OF 67.57 FEET TO THE BOUNDARY OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHTEEN (18) COURSES: 1) NORTH 13°15'38" WEST, A DISTANCE OF 93.46 FEET; 2) NORTH 15°58'17" WEST, A DISTANCE OF 77.61 FEET; 3) NORTH 16°57'06" WEST, A DISTANCE OF 114.19 FEET; 4) NORTH 21°18'23" WEST, A DISTANCE OF 21.58 FEET; 5) NORTH 27°21'23" WEST, A DISTANCE OF 107.42 FEET; 6) NORTH 31°57'41" WEST, A DISTANCE OF 52.04 FEET; 7) NORTH 36°00'54" WEST, A DISTANCE OF 32.44 FEET; 8) NORTH 47°22'13" EAST, A DISTANCE OF 228.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 9) EASTERLY 501.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 633.01 FEET, A CENTRAL ANGLE OF 45°22'29", AND A CHORD BEARING AND DISTANCE OF NORTH 88°18'12" EAST 488.30 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; 10) NORTHEASTERLY 129.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 482.98 FEET, A CENTRAL ANGLE OF 15°21'15", AND A CHORD BEARING AND DISTANCE OF NORTH 57°56'20" EAST 129.04 FEET; 11) NORTH 56°51'33" EAST, A DISTANCE OF 21.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 12) NORTHEASTERLY 68.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 08°04'18", AND A CHORD BEARING AND DISTANCE OF NORTH 43°39'47" EAST 68.41 FEET; 13) NORTH 39°37'38" EAST, A DISTANCE OF 99.00 FEET TO A POINT ON A CURVE TO THE RIGHT; 14) NORTHEASTERLY 23.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 11°42'22", AND A CHORD BEARING AND DISTANCE OF NORTH 45°28'49" EAST 23.25 FEET; 15) NORTH 51°19'59" EAST, A DISTANCE OF 439.88 FEET TO A POINT ON A CURVE TO THE LEFT; 16) NORTHEASTERLY 373.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF

49°04'35", AND A CHORD BEARING AND DISTANCE OF NORTH 26°47'42" EAST 362.14 FEET; 17) NORTH 16°03'25" EAST, A DISTANCE OF 355.92 FEET; 18) NORTH 74°24'43" EAST, A DISTANCE OF 14.91 FEET TO THE WEST RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2018067472 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°30'10" EAST, ALONG SAID WEST RIGHT-OF-WAY OF LORRAINE ROAD, A DISTANCE OF 1,216.15 FEET; THENCE SOUTH 89°10'30" WEST, A DISTANCE OF 911.12 FEET; THENCE SOUTH 00°04'59" EAST, A DISTANCE OF 610.55 FEET; THENCE NORTH 89°10'30" EAST, ALONG AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 43.56 FEET; THENCE SOUTH 43°23'47" EAST, ALONG THE SOUTHWESTERLY LINE OF PARCEL A ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2010124294 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,255.58 FEET; THENCE ALONG AFORESAID WEST RIGHT-OF-WAY OF LORRAINE ROAD, SOUTH 00°34'25" WEST, A DISTANCE OF 286.38 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF LORRAINE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2784, PAGE 2547 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, NORTH 89°26'05" WEST, A DISTANCE OF 10.00 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°34'25" WEST, A DISTANCE OF 45.36 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF FRUITVILLE ROAD ACCORDING TO SARASOTA COUNTY ROAD PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SOUTH 89°39'34" WEST, A DISTANCE OF 108.22 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°06'59" WEST, A DISTANCE OF 18.19 FEET; THENCE NORTH 43°23'47" WEST, ALONG THE NORTHEASTERLY LINE OF PARCEL B ACCORDING TO OFFICIAL RECORDS INSTRUMENT 2010124294 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 1,320.66 FEET; THENCE NORTH 02°42'42" EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 283.12 FEET; THENCE SOUTH 89°10'30" WEST, ALONG AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 277.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.005 ACRES.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT # 2019031920 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT 33 AND RIGHT-OF-WAY ALONG THE NORTHERLY LINE OF SAID TRACT 33, PALMER FARMS THIRD UNIT, ACCORDING TO PLAT BOOK 3, PAGE 39 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°10'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1,546.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°10'30" WEST A DISTANCE OF 269.84 FEET; THENCE SOUTH 00°53'21" EAST, A DISTANCE OF 640.02 FEET; THENCE SOUTH 89°06'39" WEST, A DISTANCE OF 552.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF LACELEAF BOULEVARD, ACCORDING TO WINDWARD AT LAKEWOOD RANCH, PHASE 1 AS RECORDED IN PLAT BOOK 54, PAGE 301, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) NORTHERLY 163.69 FEET, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 30°44'57", AND A CHORD BEARING AND DISTANCE OF NORTH 14°29'07" EAST 161.73 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (2) NORTHERLY 499.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 68°56'57", AND A CHORD BEARING AND DISTANCE OF NORTH 04°36'53" WEST 469.81 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (3) NORTHERLY 532.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 38°53'56", AND A CHORD BEARING AND DISTANCE OF NORTH 19°38'23" WEST 522.77 FEET; (4) NORTH 00°11'26" WEST, A DISTANCE OF 139.41 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) NORTHEASTERLY 124.89' FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 14°45'15", AND A CHORD BEARING AND DISTANCE OF NORTH 07°11'12" EAST

124.55 FEET; TO A POINT OF COMPOUND CURVE TO THE RIGHT; (6) NORTHEASTERLY 184.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 332.10 FEET, A CENTRAL ANGLE OF 31°45'48", AND A CHORD BEARING AND DISTANCE OF NORTH 30°26'44" EAST 181.76 FEET; (7) NORTH 46°19'38" EAST, A DISTANCE OF 94.28 FEET TO THE SOUTHWESTERLY LINE OF TRACT 402, SAID WINDWARD AT LAKEWOOD RANCH, PHASE 1; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 43°23'47" EAST, A DISTANCE OF 1,138.01 FEET TO A WESTERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT # 2019057818 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 13°15'38" EAST, A DISTANCE OF 88.10 FEET; (2) SOUTH 12°35'57" EAST, A DISTANCE OF 37.87 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINING 19.908 ACRES.

TOGETHER WITH:

PARCEL 5

A TRACT OF LAND LYING IN TRACT 300 OF WINDWARD AT LAKEWOOD RANCH, PHASE 1 RECORDED IN PLAT BOOK 54, PAGE 301 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 15, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERNMOST CORNER OF TRACT 402 OF WINDWARD AT LAKEWOOD RANCH, PHASE 1 RECORDED IN PLAT BOOK 54, PAGE 301 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THE FOLLOWING TWO (2) CALLS ARE ALONG THE EAST LINE OF TRACT 300 OF SAID PLAT: (1) THENCE S.46°19'38"W., A DISTANCE OF 94.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 332.10 FEET AND A CENTRAL ANGLE OF 31°45'48"; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 184.11 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 485.00 FEET AND A CENTRAL ANGLE OF 31°45'48"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 268.87 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.30°26'44"E., 265.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.46°19'38"E., A DISTANCE OF 13.91 FEET; THENCE S.43°23'47"E., A DISTANCE OF 22.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,986 SQUARE FEET OR 0.069 ACRES, MORE OR LESS.

TOTAL EXPANDED DISTRICT BOUNDARIES: 437.296 ACRES