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Clerk of the Circuit Court

This instrument was prepared by
and upon recording should be returned to:

EJ Jonathan T. Johnson, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017128391 5 PG(S)
October 17, 2017 02:11:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



**NOTICE OF ESTABLISHMENT OF THE
WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 5**

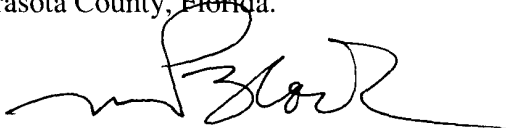
PLEASE TAKE NOTICE that on October 12, 2017, pursuant to a petition filed by Manasota Beach Ranchlands, LLLP, the Board of Supervisors (the "Board") of the West Villages Improvement District (the "District") adopted Resolution 2017-23 confirming its designation of the "West Villages Improvement District Unit of Development No. 5" ("Unit No. 5"), thereby establishing Unit No. 5 within its boundaries. The legal description of the lands encompassed within Unit No. 5 is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 2004-456, *Laws of Florida*, as amended (the "Act"). More information on the powers, responsibilities, and duties of the District may be obtained by examining the Act, or by contacting the District at:

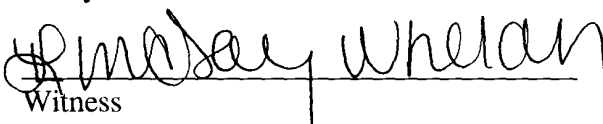
West Villages Improvement District
c/o Special District Services, Inc.
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410
Phone: 561-630-4922

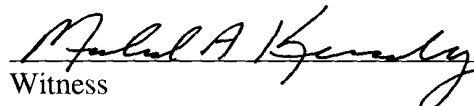
**THE WEST VILLAGES IMPROVEMENT DISTRICT MAY IMPOSE AND
LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS
PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION,
OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND**

SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 12 day of October, 2017, and recorded in the Official Records of Sarasota County, Florida.

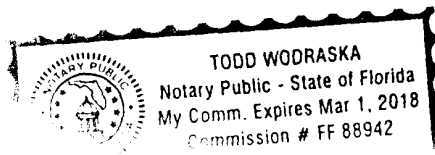

Chairman, Board of Supervisors

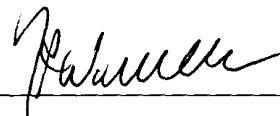

Witness
Lindsay Whelan
Print Name


Witness
Michael A Kennedy
Print Name

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 12TH day of October, 2017, by Martin Black, who is personally known to me, and who Did [] or Did Not [] take an oath.



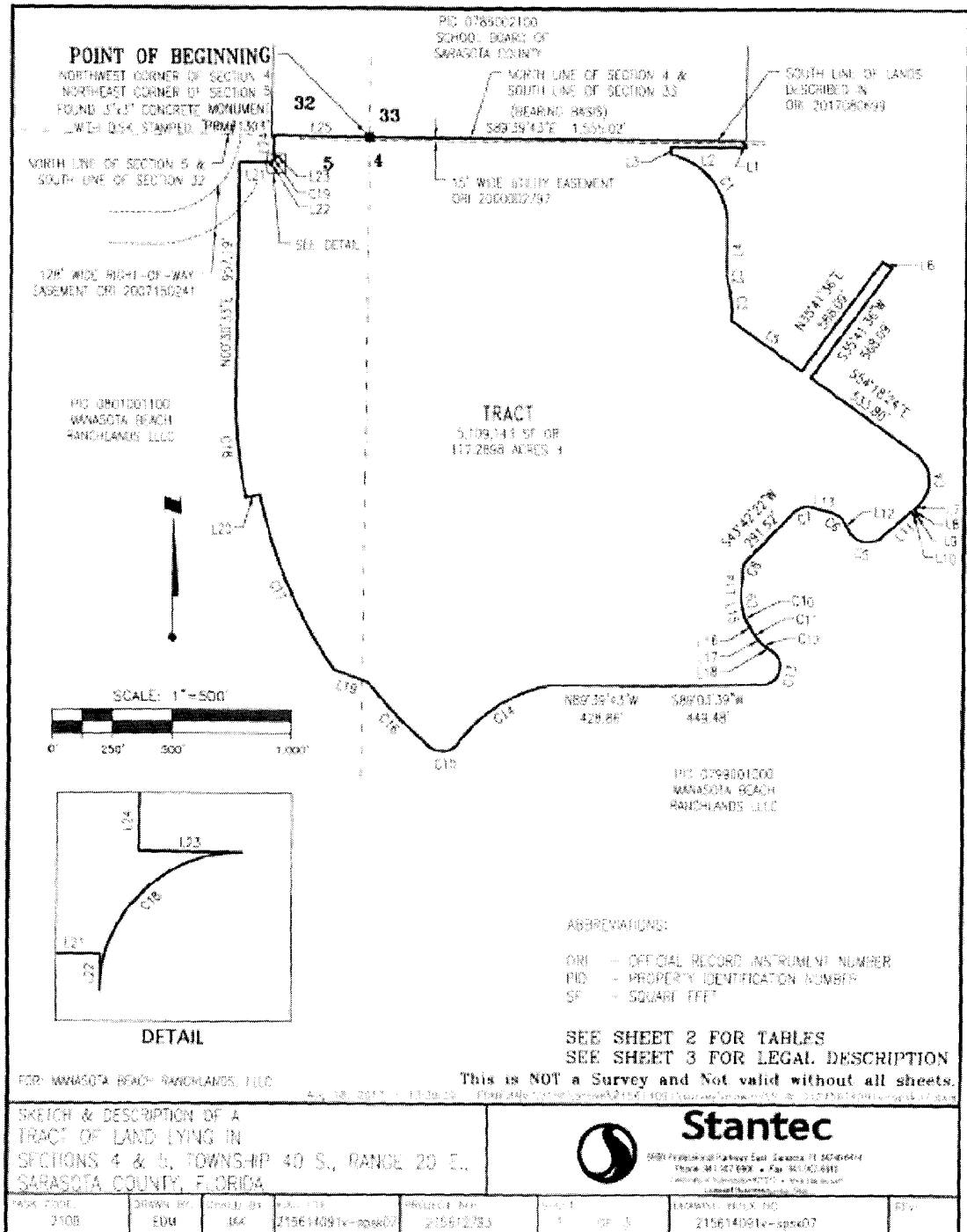

Print Name:

Notary Public, State of Florida

Commission No.: _____

EXHIBIT A

LEGAL DESCRIPTION OF UNIT NO. 5



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°55'38"E	33.19'
L2	S89°59'43"W	315.89'
L3	S89°20'17"W	30.50'
L4	S89°20'17"W	179.10'
L5	S54°18'24"E	358.24'
L6	S54°18'24"E	47.00'
L7	S47°48'09"W	19.33'
L8	S42°11'51"E	26.38'
L9	S47°48'09"W	15.00'
L10	N42°11'51"W	26.38'
L11	S47°48'09"W	159.58'
L12	N27°04'49"W	49.35'
L13	N76°09'21"W	91.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S03°55'27"W	135.30'
L15	S13°02'23"E	58.95'
L16	S37°59'27"E	70.60'
L17	S40°41'39"E	50.43'
L18	S57°46'54"E	36.03'
L19	N70°21'38"W	150.93'
L20	S78°06'22"W	61.05'
L21	S89°29'27"E	135.00'
L22	S89°20'37"W	9.37'
L23	N89°25'26"W	25.97'
L24	N00°57'10"E	68.03'
L25	S89°06'29"E	400.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	335.00'	77°41'29"	413.57'	382.61'	S38°00'27"E
C2	240.00'	14°56'30"	62.59'	52.41'	S07°57'58"E
C3	492.00'	16°21'55"	157.70'	157.63'	S03°25'15"E
C4	142.00'	102°06'33"	253.05'	220.88'	S03°15'08"E
C5	90.00'	105°07'32"	155.12'	142.82'	N78°38'20"W
C6	74.00'	47°04'32"	83.35'	61.45'	N51°37'35"W
C7	74.00'	60°08'17"	77.67'	74.15'	S33°46'31"W
C8	31.00'	40°06'55"	21.70'	21.26'	S23°30'55"W
C9	31.00'	16°37'51"	5.00'	6.97'	S04°43'26"E
C10	31.00'	17°07'04"	5.26'	6.23'	S21°35'55"E
C11	31.00'	107°12'32"	5.70'	5.69'	S35°25'28"E
C12	31.00'	17°05'25"	9.25'	9.21'	S49°14'11"E
C13	77.00'	146°50'33"	197.34'	147.60'	S15°28'23"W
C14	670.00'	44°03'11"	459.35'	457.67'	S07°54'22"W
C15	50.00'	94°26'56"	121.85'	117.44'	S83°05'16"W
C16	370.00'	17°14'44"	374.85'	374.28'	N44°03'53"W
C17	2,802.55'	22°04'06"	800.95'	785.28'	N23°20'41"W
C18	2,064.00'	12°24'11"	646.80'	645.93'	N05°41'33"W
C19	35.00'	90°23'58"	55.22'	49.67'	N45°42'32"E

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

A tract of land lying in Sections 4 & 5, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGAN at the northwest corner of Section 4; thence S.68°39'43"E along the north line of said Section 4 and the south line of lands described in Official Record Instrument Number 2017000609 of the Public Records of Sarasota County, Florida, a distance of 1,355.02 feet; thence S.26°56'38"E, a distance of 33.19 feet; thence N.89°39'43"W, a distance of 315.89 feet; thence S.08°20'17"W, a distance of 30.50 feet to the point of curvature of a non-tangent curve to the right, having a radius of 335.00 feet and a central angle of 77°41'29"; thence southeasterly along the arc of said curve, a distance of 413.57 feet; thence S.07°57'58"W, a distance of 179.10 feet to the point of curvature of a curve to the left having a radius of 240.00 feet and a central angle of 14°56'30"; thence southeasterly along the arc of said curve, a distance of 62.59 feet to the point of reverse curvature of a curve to the right having a radius of 492.00 feet and a central angle of 16°21'55"; thence southeasterly along the arc of said curve, a distance of 157.70 feet to the end of said curve; thence S.04°18'24"E along a line non-tangent to said curve, a distance of 358.24 feet; thence N.54°18'24"E, a distance of 568.09 feet; thence S.54°18'24"E, a distance of 47.00 feet; thence S.35°41'36"W, a distance of 568.05 feet; thence S.54°18'24"E, a distance of 533.02 feet to the point of curvature of a curve to the right having a radius of 142.00 feet and a central angle of 102°06'33"; thence southeasterly along the arc of said curve, a distance of 253.05 feet to the point of tangency of said curve; thence S.47°48'09"W, a distance of 19.33 feet; thence S.42°11'51"E, a distance of 26.38 feet; thence S.47°48'09"W, a distance of 15.00 feet; thence N.42°11'51"W, a distance of 26.38 feet; thence S.47°48'09"W, a distance of 159.58 feet to the point of curvature of a curve to the right having a radius of 90.00 feet and a central angle of 105°07'32"; thence westerly along the arc of said curve, a distance of 155.12 feet to the point of tangency of said curve; thence N.27°04'49"W, a distance of 49.35 feet to the point of curvature of a curve to the left having a radius of 74.00 feet and a central angle of 49°04'32"; thence northwesterly along the arc of said curve, a distance of 83.35 feet to the point of tangency of said curve; thence N.76°09'21"W, a distance of 91.25 feet to the point of curvature of a curve to the left having a radius of 74.00 feet and a central angle of 60°08'17"; thence westerly along the arc of said curve, a distance of 77.67 feet to the point of tangency of said curve; thence

- CONTINUE ON SHEET 3 -

SEE SHEET 1 FOR SKETCH
SEE SHEET 3 FOR LEGAL DESCRIPTION

FOR: MANASOTA BEACH RANCHLANDS, LLC

Aug 18, 2017 11:28:31 AM D:\Projects\215614091\215614091\Survey\As-Built\S.A. 215614091v-spk02.dwg

SKETCH & DESCRIPTION OF A
TRACT OF LAND LYING IN
SECTIONS 4 & 5, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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JOB CODE	DESIGNED BY	CHECKED BY	CAD FILE	PROJECT NO.	SHEET	DRAWING NUMBER	REV
2156	EDM	JAM	215614091v-spk02	215612793	2	215614091v-spk02	

- CONTINUED FROM SHEET 2 -

S.43°42'22"W., a distance of 291.52 feet to the point of curvature of a curve to the left having a radius of 31.00 feet and a central angle of 40°06'55"; thence southwesterly along the arc of said curve, a distance of 21.70 feet to the point of tangency of said curve; thence S.02°33'27"W., a distance of 135.33 feet to the point of curvature of a curve to the left having a radius of 21.00 feet and a central angle of 16°37'51"; thence southerly along the arc of said curve, a distance of 9.60 feet to the point of tangency of said curve; thence S.13°02'22"E., a distance of 69.55 feet to the point of curvature of a curve to the left having a radius of 11.00 feet and a central angle of 17°07'04"; thence southerly along the arc of said curve, a distance of 9.26 feet to the point of tangency of said curve; thence S.30°09'27"E., a distance of 70.45 feet to the point of curvature of a curve to the left having a radius of 21.00 feet and a central angle of 10°32'02"; thence southwesterly along the arc of said curve, a distance of 5.73 feet to the point of tangency of said curve; thence S.40°41'29"E., a distance of 50.43 feet to the point of curvature of a curve to the left having a radius of 31.00 feet and a central angle of 17°05'25"; thence southeasterly along the arc of said curve, a distance of 9.25 feet to the point of tangency of said curve; thence S.57°46'54"E., a distance of 36.03 feet to the point of curvature of a curve to the right having a radius of 77.00 feet and a central angle of 146°50'13"; thence southerly along the arc of said curve, a distance of 197.34 feet to the point of tangency of said curve; thence S.85°03'39"W., a distance of 449.46 feet; thence S.89°39'43"W., a distance of 428.85 feet to the point of curvature of a non-tangent curve to the left, having a radius of 610.00 feet and a central angle of 44°05'11"; thence southwesterly along the arc of said curve, a distance of 463.36 feet; said curve having a chord bearing and distance of S.57°54'22"W., 457.87 feet, to the point of reverse curvature of a curve to the right having a radius of 60.00 feet and a central angle of 94°26'55"; thence westerly along the arc of said curve, a distance of 131.89 feet to the point of compound curvature of a curve to the right having a radius of 1,310.01 feet and a central angle of 11°14'44"; thence northwesterly along the arc of said curve, a distance of 374.68 feet to the end of said curve; thence N.70°21'28"W., along a line non-tangent to said curve, a distance of 150.96 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,022.55 feet and a central angle of 22°54'08"; thence northwesterly along the arc of said curve, a distance of 800.58 feet; said curve having a chord bearing and distance of N.23°20'41"W., 795.26 feet, to the end of said curve; thence S.78°05'32"W., along a line non-tangent to said curve, a distance of 61.05 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,094.00 feet and a central angle of 12°24'11"; thence northerly along the arc of said curve, a distance of 146.80 feet; said curve having a chord bearing and distance of N.05°41'32"W., 445.93 feet, to the point of tangency of said curve; thence N.30°30'15"E., a distance of 957.19 feet; thence S.89°29'27"E., a distance of 135.00 feet; thence S.00°38'33"W., a distance of 9.07 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet and a central angle of 30°23'58"; thence northeasterly along the arc of said curve, a distance of 55.22 feet; said curve having a chord bearing and distance of N.45°42'32"E., 49.67 feet, to the point of tangency of said curve; thence N.89°05'29"W., a distance of 25.97 feet; thence N.00°57'10"E., a distance of 68.63 feet to the north line of Section 5; thence S.89°05'29"E., along the north line of said Section 5 and the south line of lands described in Official Record Instrument Number 2017080589 of said Public Records, a distance of 430.32 feet to the POINT OF BEGINNING.

Said tract contains 5,103,143 square feet or 117.2938 acres, more or less.

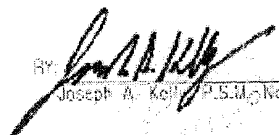
NOTES:

1. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this sketch, drawing, plat or map is for informational purposes only.

2. Bearings shown hereon are relative to the north line of Section 4 having a bearing of S.89°39'43"E.

3. This is a sketch only and does not represent a field survey.

4. Subject to easements of record.

By: 
Joseph A. Kelly, P.S.M., No. 7141

8/10/2017
Date of Signature

SEE SHEET 1 FOR SKETCH
SEE SHEET 2 FOR TABLES

FOR MARAZOTA BEACH RANCHLANDS, LLC

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF A
TRACT OF LAND LYING IN
SECTIONS 4 & 5, TOWNSHIP 40 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



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TASK CODE	ISSUED BY	DESIGNED BY	CAD FILE	PROJECT NO.	SHEET	DATE	ISSUED BY
2108	EDM	JAK	215614081--spk07	215617793	3	07-3	215614081--spk07