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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

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

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

# 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



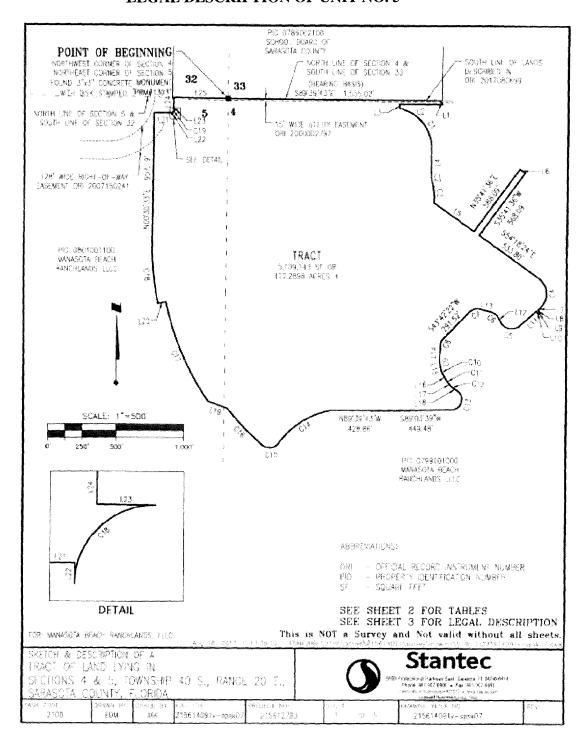
SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

ASSESSMENTS AND ALL OTHER TAXES	AND ASSESSMENTS PROVIDED FOR BY
LAW.	2
IN WITNESS WHEREOF, this Notice	has been executed on this \( \frac{1}{2} \) day of October,
2017, and recorded in the Official Records of Sar	
Witness Whelah Witness Whelah Print Name	Michael A Kennedy Print Name
1. 1. 0.1.1	ged before me this \(\frac{1274}{27}\) day of October, 2017, who is personally known to me, and who Did []
or Did Not [] take an oath.  TODD WODRASKA Notary Public - State of Florida My Comm. Expires Mar 1, 2018 Commission # FF 88942	Print Name:
<del></del>	Notary Public, State of Florida

Commission No.:

#### **EXHIBIT A**

#### LEGAL DESCRIPTION OF UNIT NO. 5



INE TABLE				LINE TABLE			COME WHI					
LINU	DEARING	GISTANCE	LINE	EEARING	CISTANCE	CARVE	RADIUS	DELIA	ARC	CHORD	CHCRD BEARIN	
1,5	526'55'38'E	23.19,	1.14	30535777W	135.30	C1	305 00"	77'41'29*	413.57	382.6*	530'36'27'%	
U	285.28,42,#	315.89	1.15	\$15'02'73'E	59.55	62	240 001	14"56"30"	62.591	52.41	907'07'58'%	
_3	50723'17 <b>'</b> W	30.50'	116	5.5779'77'E	70.65	63	492.00	:8121755*	157,70	157.05	905725 15 E	
.4	50020'17 <b>'</b> W	179 10	117	240741/297	50.43	24	142,001	10236,77	253.08	226.88	303 15 08 E	
15	\$54"18.74 <b>"</b> E	353.24	1.16	95746°54°E	36.03	C5	30.00'	105'07'02'	165,121	142.92	N79"34"20"W	
i.£	55¢182¢°£	47.001	119	N70"21"28"W	150.95	£5	74,00	4904321	63.38	61,46	451'37'35'W	
L?	547'48'39"W	19,53		378°C6'77 W	61.05	£3	34 30,	60709177	77.67	74.15	53346"31"W	
Lâ	542'11'51 <b>"</b> E	26.39	121	SH9'79'27'T	135.70	28	J1.50°	40706"55"	23.70	21.26	923°3E'55"W	
<u>L</u> 9	\$47"48:Q9"W	15.20'	⊌22	SCOTED STW	5.07"	139	31.00	16'37'51"	9.03	8.97*	504143128*E	
LIU	N4211'51'W	26.39°	£23	N89°25'29"W	25.97	Cio	31.00	1707241	9.281	8-53'	\$21'36'55'E	
L11	\$47*48.09*A	159.56	.24	N30/52"+0"E	63.63	T11	31.00	10.75,05,	5.76	5,691	SJ57257297E	
L12	12704'49"M	40,36	L25	589'05'79'E	400.38	C12	31.00	17'85'25"	9.25	9.21	\$49714"11"t.	
113	N7509 2174	91.25				ÇL3	77.00'	14#50'33'	197.34	147,60	515'38'23'a	
XSIRPTON (as propored by the cerbiying Surveyor and Mapper):						C14	6,0'0'00,	44°E5'11"	459.35	457,87	S57'54'22'W	
						C15	50.00	94126158°	131.88	133,44	98575516 <b>"</b> #	
K tract of land lying in Sections 4 & 5. Township 40 South, Range 30 Feat, Scranots County, Planco, being more portiourly described as todows:  #filish at the northwest corner of Section 4; thence 5.8973943% along the north- ing of Social 4 and the south line of langs described in Citickal Record catement Sominer 2017/08/699 of the Paper Records of Section County, Florids,					236	1,910.01	17714'44'	374,66	374.78	M4503.53 W		
					. 517	7,807.95	225406	900.69	355,78	M23"20"41"W		
					C18	2,264,60	12:24'11'	646.801	645,3.5	MC5/41/33/W		
i distance of 1,251.02 feet; theree 5.2656.38°E, a distance of 33°19 hort;						59, C19	35.00	907231581	55 22	49.57	WE42'32'C	

There such as 4 M. a decorage of 310-bit less, there such a 17 A. It all others are distance of 30-50 feet to the point of conveyore of a newhole or such a fight. There is a sufficient of 36-50 feet and a service of 410-57 feet, and convey having a choose bearing and distance of 5.76/30/20 F. 362.61 feet, in the point of temperary of soid curve, there is 500/20 F.W., a distance of 179.10 feet to the point of surveyor of soid curve, there is 500/20 F.W., a distance of 179.10 feet to the point of surveyor of soid curve, it distance of 52-50 feet to the point of source there is a curve to the feet to the point of sorre of 32-50 feet to the point of service curve there is a curve to the right having a radius at 497.00 feet and a control angle of 1872/567. Bence southerly along the arc of soid cows, a distance of 187.00 feet to the end of tests an instance sees that is a some origin at the control of the solid curve, there is 5.54 is 24 in. Control of 157.0 test to solid curve, there is 5.54 is 24 in. Control of 157.0 test there is 5.54 in 157.0 test the point of the point 18.33 (bot) thereo S.42.11971., a datance of 25.35 lest, theory S.474503W, a distance of 15.00 teet, thence N.42.1197W, a distance of 25.38 feel; themse 5.4748/99 W, a distance of 158.56 feet to the maint of curvation of a curve to the high radius of 90.00 feet and a control angle of 105/07/07. These westery along the are of sold curve, a distance of 155.12 feet to the point of tangency of sold curve, theree 8.27/04/49/90 in distance of 40.56 feet to the point of curvature of a curve to the left having a judius of 74.50 feet and a mentral excess of 49°04°32°, thence menthweaterly along the are of solid curve, a district of 53.38 leef to the point of temperary of solid curve, theree N.7609'27'W, a distance of \$1.26 feet to the port of curvature of a curva to the left having a radius of 74.00 feet and a central angle of \$4706.17", there exceeds along the are of solid curve, a distance of 77.67 feet to the point of temporary of soid curve; theree - CONTINUE ON SHEET 3 -

SEE SHEET 1 FOR SKETCH SEE SHEET 3 FOR LEGAL DESCRIPTION

FOR: MAYASO (A BLACK RANCHI ANDIS, 1-11)

This is NOT a Survey and Not valid without all sheets Ace to 2:47 × 133934

SKETCH & DESCRIPTION OF A TRACT OF LAND LYING IN SECTIONS 4 & 3, TOWNSHIP 40 S., RANGE 20 E., SARASOTA COUNTY, FLORICA



### Stantec Crimanurus administratus Cont. En unita Fr. Ulias Estada Priminis destado en un un consecue con contra Cont

CIZAWN NY 67 3 215612793 215614091v-sex07 2109 HOW 180 215614091v -soca63 - CONTINUED FROM SHEET 2

5.4342'22'W. a discounce of 293.52 leas to the point of authoritore of a curve to the ball beaving a radius of 31.00 feet and a constant angle of 40/20:55". Thence southwesterly many the ord of said durine, or minimize at 21.70 feet to the point of tangercy of said curred, knews S.C.2.5777W, a distance of 130 30 feet to the point of traversity of a curve to the left making a radius of J.D.C feet and a central order of 16737517, thosps southerly come the one of some curve, a distance of 9.60 feet to the point of tangency of solid curve; theree S.1.5027275. a distance of 69.55 test to the part of curvature of a caree to the left having a radius of 11.00 feet and a central angle of 1707'04'; therea southerly along the end of sold aurus, a distance of 9.25 feet to the point of tangency of sold curve, therea 5.000/275, a distance of 70.60 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?; Prence southnestarty clarg the are of soid curve, a distance of 5.73 leet to the point of langency of soid curve; thence 5.40°61°79°E, a distance of 50.43 feet to the point of curvature of a curve to the left having a rodus of 31.00 feet and a pentral angle of 17.05.75°; thunce scategraphy stong the arc of said curve, a distance of 9.25 feel to the point of targetay of said curve, thence 5.5746'54'L, a distance of 36.03 feel to the paint of curveture of a curve to the right having a radius of 77.00 feet and a control angle of 148'50'13'; thence nouthory along the gre of said curve, a distance of 197.34 feet to the public of tangency of said curve. These 5.85°03'39"M. a distance of 449.66 teer, there A.89.39.3.7%, a distance of 428.65 feet to the point of complete of a non-tongert came to the left, having a rector of 570.00 feet and a central angle of 463.35 feet to the point of complete of 463.35 feet, said curve having a characteristic of 463.35 feet in the point of the complete of 463.35 feet in the point of complete of the complete of 463.35 feet in the point of of 463.35 feet in bearing and distance of 5.5754'22's, 457.87 feet, to the point of reverse curvature of a curve to the right having a radius of 80.00 find end a central angle of 94°25°26°; theore westery done the arc of said curve, a distance of 131.88 feet to the point of compound curvature of a curve to the hight having a radius of 1,310.01 feet and a central angle of 11°4°46°, thence continuestory done the arc of said curve, a distance of 374.88 feet to the end of said curve, thence NJCT21'25°M, along a line nor tangent to said curve, a distance of 150.98 feet to the point of curvature of a non tangent curve to the right, having a radius of 2,002.95 feet and a control origin to 22'56'05'; thereon northwesterly ulong the arc of sold curve, a distance of 800.95 feet, sold curve towing a chern bearing and distance of 8.23'20'47'W., 795.25 feet, to the end of said curve, there's S.7006707W, along a tine non tangent to each curve, a distance of \$1.06 feet to the paint of curvature of a non-tangent variet to the right, having a nodes of 2,064.00 feet and a sentral crops of 1,724711°; there's northern complete one of soid curve, a distance of 446.80 feet, said curve having a chard making and distance of NOSACIDAW, 445.90 feet, to the point of language of said curve, thence M.SO'55'15'E, a distance of 957.19 feet, thence 5.89'29'77'E, a distance of 135.00 tent; thence 5.00'36'35'W, a distance of 9.07 feet to the paint of curvature of a curve in the right, having a radius of 15.00 feet and a control angle of 9073/53; thence northeastery along the are of said curve, a distance of 55.72 feet, and curve having a chard beging our distance of 8.4547.32 E. 49.57 best, to the point of tangancy of said curve; thence 14.8505.25 M. a distance of 25.91 feet, thence 14.05.27 M.E., a distance of 68.63 feet to he north inea of Section 5; thereoe S.59/1507-25 along the rooth line of all inea of Section 5; they seek he s

Sold legat contores 5,109,14% square lest or 117,2998 ecces, more or less.

#### NOTES:

- 1. Unless it boars the signature and the original raised seal of a Florida Surveyor and Mapper, this sketch, drawing, plat or map is for informational purposes ordy.
- Bearings shown hereon are relative to the north line of Section 4 having a bearing of 5.89°39°43°K.
- 3. This is a sketch only and does not represent a field survey.
- 4. Subject to easements of record.

SY JOSEPH A. KON P.S.M. No. 7141

8/18/2017 Cate of Signature

FOR MARKSOTA BEACH RANCHILANDS, LLLS

SEE SHEET 1 FOR SKETCH SEE SHEET 2 FOR TABLES

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

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

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(90) Andrew Code Daniel To Modelle
Phone (ed. Spr. 1967) - Fair Ministry Earl
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(Spr. 1967) - Fair Ministry Earl
Edition of Reconstant Code Is need to Designed
(Spr. 1967)

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