

This space reserved for use by the  
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**

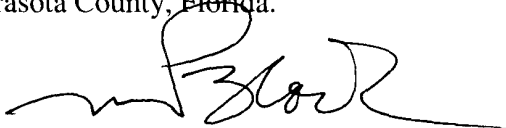
**PLEASE TAKE NOTICE** that on October 12, 2017, pursuant to a petition filed by Manasota Beach Ranchlands, LLLP, the Board of Supervisors (the "Board") of the West Villages Improvement District (the "District") adopted Resolution 2017-23 confirming its designation of the "West Villages Improvement District 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:

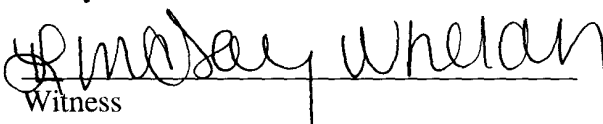
West Villages Improvement District  
c/o Special District Services, Inc.  
2501 Burns Road, Suite A  
Palm Beach Gardens, Florida 33410  
Phone: 561-630-4922

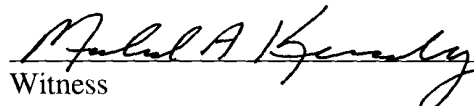
**THE WEST VILLAGES IMPROVEMENT DISTRICT MAY IMPOSE AND  
LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS  
PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION,  
OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND**

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.

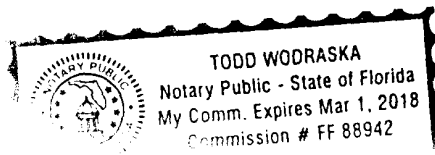
  
Chairman, Board of Supervisors

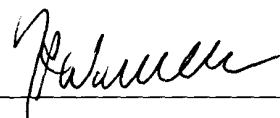
  
Witness  
Lindsay Whelan  
Print Name

  
Witness  
Michael A Kennedy  
Print Name

STATE OF FLORIDA  
COUNTY OF Sarasota

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



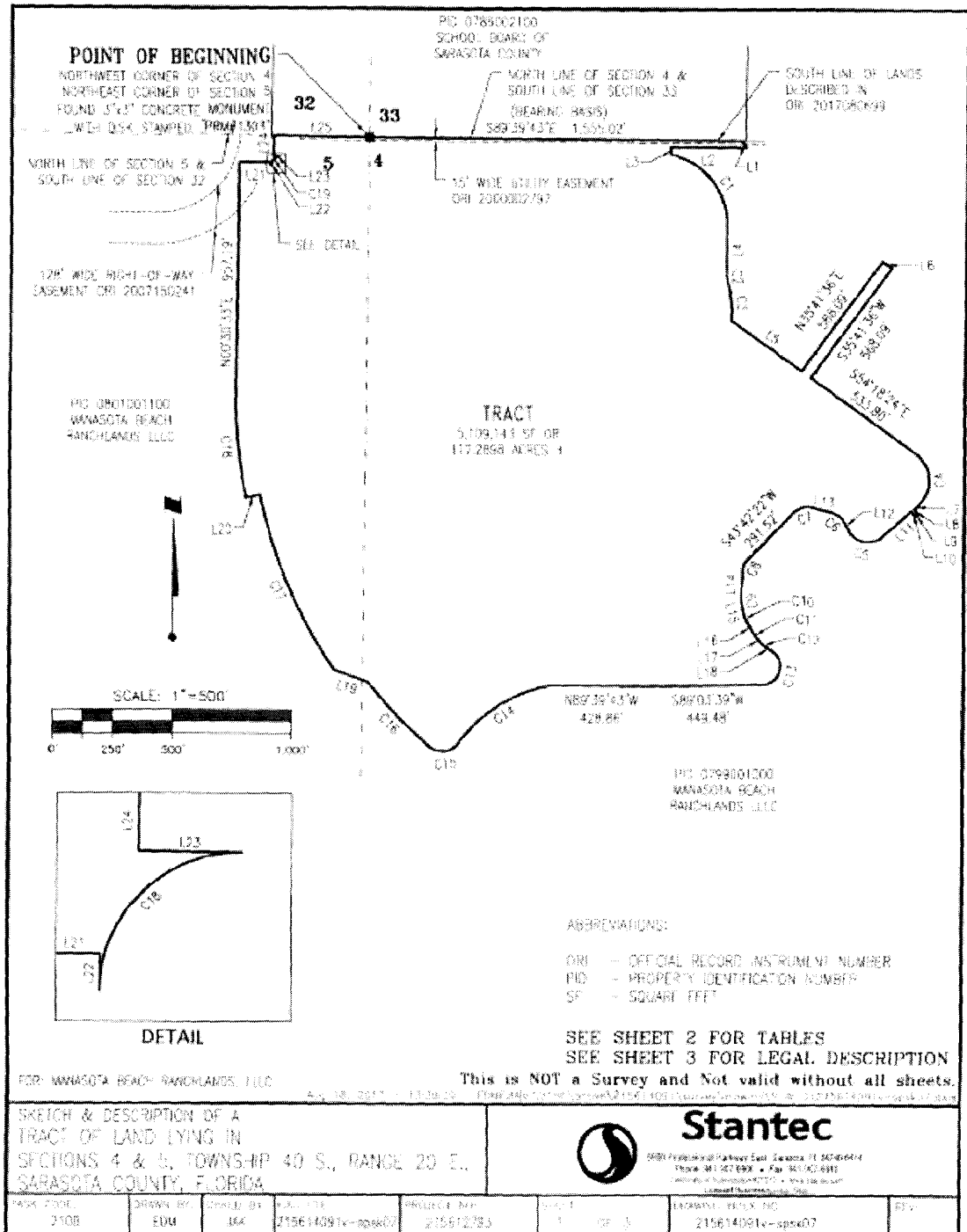
  
Print Name:

Notary Public, State of Florida

Commission No.: \_\_\_\_\_

# EXHIBIT A

## LEGAL DESCRIPTION OF UNIT NO. 5





- 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.

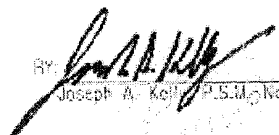
#### NOTES:

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.

Aug 16 2017 11:53 AM C:\MSD\215614081\survey\drawing\5 & 6\215614081v-epk07.dwg

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



**Stantec**

1900 Alameda Parkway East, Sarasota, FL 34234  
Phone 941.837.9300 • Fax 941.837.8312  
Toll-free in North America 800.333.3333 • www.stantec.com  
©2017 Stantec Survey, LLC

| DRAWING NO. | REVISION NO. | DATE | BY               | CHECKED BY | CAD FILE | PROJECT NO. | SHEET            | OF | DATE | PLANNING/DESIGN NO. |
|-------------|--------------|------|------------------|------------|----------|-------------|------------------|----|------|---------------------|
| 2108        | EDM          | JAK  | 215614081v-epk07 | 215617793  | 3        | OF 3        | 215614081v-epk07 |    |      |                     |